Seabrooke Rise, Grays

Guide Price £260,000

3 2 1 C

- Three bedroom split-level maisonette arranged over two spacious floors, offering a fantastic sense of space and a genuine house-like feel.
- Private rear garden accessed directly from the lounge/diner – perfect for summer entertaining, morning coffees or simply enjoying your own outside space.
- Fantastic size lounge/diner with plenty of room for both relaxing and entertaining, creating a sociable heart to the home.
- Three genuinely good-sized bedrooms – no “technically a bedroom” conversations required, with flexible space for family, guests or working from home.
- Beautiful family bathroom serving the first floor, stylishly complementing the home’s generous and practical accommodation.
- Well-proportioned kitchen offering a great everyday cooking space with plenty of potential to make it your own.
- Convenient ground floor WC – a small detail that makes a surprisingly big difference when entertaining guests or enjoying family life.
- Long lease of approximately 101 years, providing the next owner with welcome peace of mind and long-term security.
- Approximately 0.2 miles from Grays train station, making those early morning commutes just that little bit easier – and the snooze button more tempting.
- Town centre within a short stroll, placing shops, amenities and transport connections conveniently close while still enjoying the comfort of your own garden.

GUIDE PRICE £260,000 - £280,000.

Maisonette by name. House vibes by nature.

Set in Seabrooke Rise, this three bedroom split-level home is one of those properties that pleasantly surprises you the moment you step inside, shut the front door and realise just how much space you've got to play with.

Spread across two floors, the ground floor welcomes you with an inviting entrance hallway, a nicely sized kitchen and a very handy WC. Then comes the star of the show — a fantastic lounge/diner with plenty of room for lazy Sundays, dinner with friends and everything in between. Throw open the doors and you've got direct access to your very own rear garden. Morning coffee, summer BBQs or simply somewhere to escape with a good book — the choice is yours.

Head upstairs and you'll find three genuinely good-sized bedrooms, so there's no awkward "technically a bedroom" conversation needed here, along with a beautiful family bathroom that finishes the first floor off perfectly.

There's also a long lease of approximately 101 years, giving the next owner plenty of long-term peace of mind.

And the location? Rather convenient. Grays train station is approximately 0.2 miles away, while the town centre is just a short stroll from your front door. Commuters, you can probably hit snooze one more time.

Three bedrooms. Two floors. Your own garden. A station practically on the doorstep.

It may say maisonette on the paperwork, but once you're inside, it feels very much like home.

Colubrid.co.uk

THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/6-seabrooke-rise-grays-rm17-6dp/5668618

Annual Service Charge: £1,700
Annual Ground Rent: n/a included in service charge
Length of Lease: 101years remaining
Thurrock Council

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

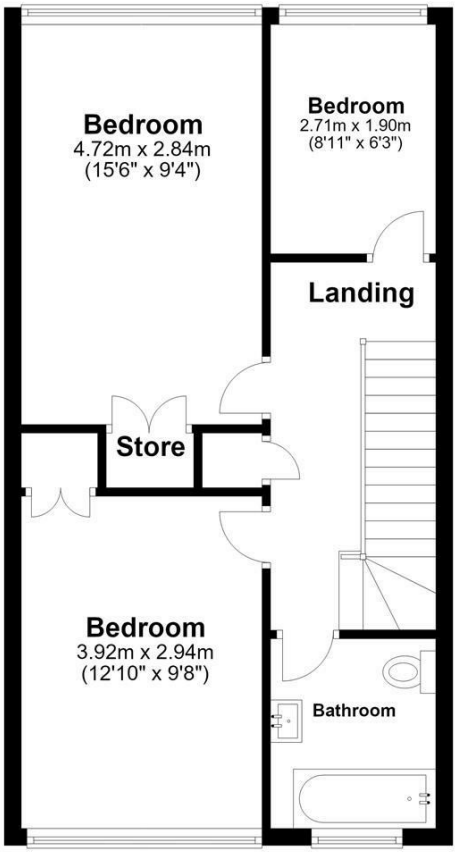
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

Ground Floor

First Floor



Colubrid.co.uk

Colubrid.co.uk