



Brown & Brand



Haven Close
Hadleigh, SS7 2QX

- Extremely spacious two-bedroom ground-floor flat
- Close to Hadleigh Town Centre and Country Park
- No onward chain
- Spacious lounge/diner with patio doors leading to private rear garden

£299,995





Property Description

Located within this sought-after close and within a short distance of Hadleigh Town Centre and Hadleigh Country Park, also offered with no onward chain, is this extremely spacious two-bedroom ground-floor flat. The accommodation comprises an entrance porch leading into a large entrance hallway, two well-proportioned bedrooms, a modern shower room and a spacious lounge/diner with patio doors providing direct access to the property's own private rear garden. Further benefits include a garage, off-street parking and share of the freehold.



ACCOMMODATION

Approached via a composite door giving access to:

ENTRANCE PORCH

Obscured double-glazed window to the side, spotlights to ceiling and further hardwood door with obscure panelling giving access to:

ENTRANCE HALLWAY

17' 7" x 6' 2" (5.36m x 1.88m) A spacious entrance hallway with smooth-plastered ceiling and coving. Fitted carpet, electric storage heater and telephone point. Storage cupboard housing the Megaflo heating system, together with a further storage cupboard housing the electric meter and alarm system. Doors leading to:

BEDROOM ONE

15' 4" x 9' 5" (4.67m x 2.87m) Double-glazed window to the rear, electric storage heater, fitted carpet and smooth-plastered ceiling with coving. Fitted wardrobes.

BEDROOM TWO

12' 5" x 8' 3" (3.78m x 2.51m) Double-glazed window to the front, fitted carpet, electric storage heater and smooth-plastered ceiling with coving.



SHOWER ROOM

A modern three-piece suite comprising vanity sink unit with mixer tap, low-flush WC and shower cubicle. Partly tiled walls, tiled flooring, fitted cupboard, heated towel rail, obscured double-glazed window to the side and fitted mirrored cabinets. Smooth-plastered ceiling with coving.



KITCHEN

8' 7" x 7' 8" (2.62m x 2.34m) The kitchen is fitted with modern wall and base units with work surfaces over, incorporating a stainless-steel sink unit with mixer tap and drainer. Integrated electric oven and grill with electric hob over and extractor fan above. Integrated fridge/freezer, dishwasher and washing machine. Tiled splashbacks, tiled flooring, smooth-plastered ceiling with coving and double-glazed window to the side.

LOUNGE/DINER

17' 2" x 15' 5" (5.23m x 4.7m) A spacious lounge/diner featuring double-glazed sliding patio doors providing access to the rear garden. Double-glazed window to the side, fitted carpet, TV point and smooth-plastered ceiling with coving.





GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



REAR GARDEN

A secluded rear garden featuring an Astroturf area, mature tree and established borders. Gated side access, privacy fencing, greenhouse, outside lighting and a concrete pathway with shingle areas.

GARAGE

Garage with up-and-over door with power and lighting.

PARKING

Parking is provided to the front of the garage and offers space for one car.



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1 Haven Close BENFLEET SUSSEX	Energy rating C	Valid until: 31 August 2026
		Certificate number: 0370-2580-9610-2806-6535

Property type
Ground-floor maisonette

Total floor area
75 square metres

Rules on letting this property

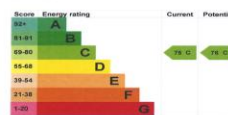
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-energy-rated-property/landlords-energy-efficiency-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D

the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificates/0370-2580-9610-2806-6535?print=true>

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