



**Lounge/Diner**

15' 9" x 12' 1" ( 4.80m x 3.68m )

**Kitchen**

9' 4" x 6' 8" ( 2.84m x 2.03m )

**Hall**

3' 6" x 6' 8" ( 1.07m x 2.03m )

**Bedroom One**

15' 4" x 8' 7" ( 4.67m x 2.62m )

**Bedroom Two**

10' 7" x 10' 3" ( 3.23m x 3.12m )

**Bathroom**

5' 8" x 6' ( 1.73m x 1.83m )



### Property Description

Welcome to this charming 2-bedroom ground-floor maisonette, offering generous room sizes throughout and an inviting sense of space. The property boasts a large reception/dining room, perfect for both relaxing and entertaining, along with a well-presented fitted kitchen, a modern family bathroom and two large bedrooms.

To the rear, you'll find a private garden with pedestrian access, providing a peaceful outdoor retreat ideal for summer evenings, gardening, or family enjoyment.

Situated in an extremely convenient location, this home is within walking distance of local shops and amenities, including a medical centre, pharmacy, and a selection of popular eateries-all within 0.5 miles. Commuters and day-to-day travellers will appreciate the nearby bus stop just 0.2 miles away, offering regular services to Rayleigh, Basildon, Hullbridge, and Southend-on-Sea City Centre.

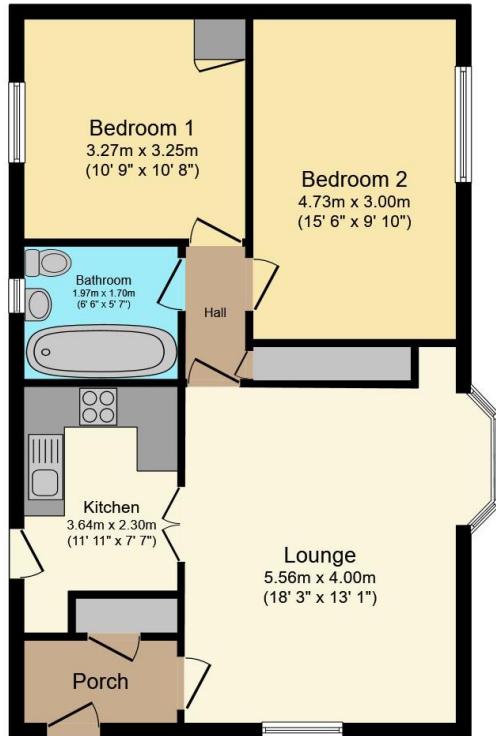
Families will benefit greatly from the property's proximity to excellent schools. The highly sought-after Westcliff High School for Girls and Westcliff High School for Boys-both rated Outstanding by Ofsted-are only 0.8 miles away. Additionally, Blenheim Primary School, also Ofsted Outstanding, is within 1 mile, making this an ideal home for younger families.

This well-located and spacious property is perfect for first-time buyers, downsizers, or investors seeking strong rental appeal. NO ONWARD CHAIN









Total floor area 67.1 m<sup>2</sup> (722 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jul 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold

To view this property please contact Connells on

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view this property online [connells.co.uk/Property/RAY308790](http://connells.co.uk/Property/RAY308790)

EPC Rating: D  
Council Tax  
Band: A

Service Charge:  
1344.43

Ground Rent:  
10.00

Tenure: Leasehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances.

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