



Brown & Brand

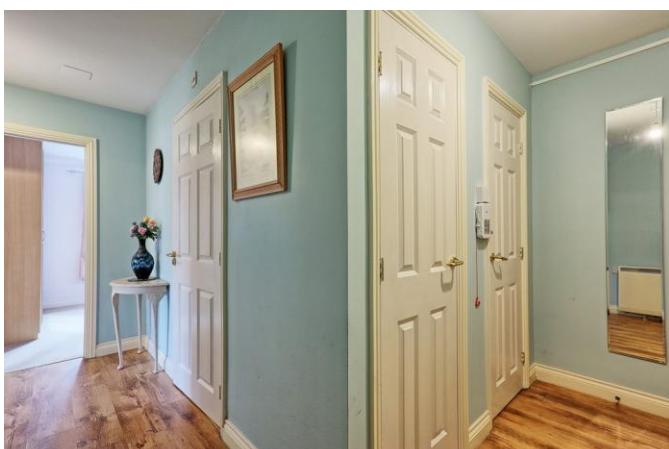


Willow Lodge, Hart Road
Thundersley, SS7 3PQ

- Two Bedroom ground floor retirement flat
- Good size lounge with French doors leading to communal gardens
- Located in the heart of Thundersley Village
- Three piece shower room & modern kitchen

£160,000





Property Description

Located in this sought-after retirement complex, just moments from Thundersley Village, is this spacious two-bedroom ground floor apartment, offered with no onward chain.

The accommodation comprises a welcoming entrance hallway, two double bedrooms, a modern fitted kitchen, and a bright lounge to the front with patio doors opening directly onto the beautifully maintained communal gardens.

Residents also benefit from a communal lounge area, well-kept communal gardens, and ample parking to the front for both residents and visitors. This delightful property is exclusively available to those aged 55 and over, offering a peaceful and convenient lifestyle in a desirable location.



ACCOMODATION COMPRISES

Approached via security entry system with communal hallway giving access to each individual apartment, lifts or stairs to 2nd floor, personal entrance door giving access to:

ENTRANCE HALLWAY

Laminate flooring, storage heater, cupboard housing heating system, storage cupboard housing electric meter. Door to:

SHOWER ROOM

Modern three-piece suite comprising pedestal wash hand basin, WC, shower cubicle, partly tiled walls, lino flooring, extractor fan.

BEDROOM ONE

11' 6" x 9' 5" (3.51m x 2.87m) Double glazed window to side, fitted carpet, smooth plastered ceiling with coving, storage heater.

BEDROOM TWO

11' 6" x 9' 5" reducing to 6'10 (3.51m x 2.87m) Double glazed window to front, laminate flooring, storage heater, smooth plastered ceiling with coving.

KITCHEN

12' 2" x 6' 5" (3.71m x 1.96m) Kitchen is fitted with modern units with laminate worksurfaces over incorporating stainless steel sink unit with tap and drainer fitted four ring electric hob with extractor fan above . Washing machine . Fitted electric oven. Tiled splashbacks, space for free standing fridge freezer, smooth plastered ceiling, double glazed window to front..

LOUNGE

17' 10" x 9' 3" (5.44m x 2.82m) Double glazed French doors to front with access to garden . Carpet. Smooth plastered ceiling with coving . Electric storage heater.

EXTERNALLY

Residents have access to a welcoming communal lounge, which also features a small kitchen area with tea and coffee making facilities- ideal for socialising with neighbours and guests.

The development is surrounded by well maintained communal gardens with seating areas for residents to enjoy. Ample parking is available to the front for both residents and visitors.





Lease Length Remaining - 102 years
 Service Charge - £4,960 yearly
 Ground rent- £950 yearly
 Council Tax C- £1,979.74



GROUND FLOOR



10/14/25, 4:39 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)	
Plot 3 Willow Lodge LAWES BENfleet SS12 8PD	Energy rating C
Property type Total floor area	Value date 2 March 2026 Certificate number: 0560-2888-0429-2325-0716
Ground-floor flat 56 squares 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-private-rented-property-minimum-energy-efficiency-standard-tenant-guidance>).

Energy rating and score

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

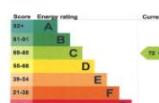
[See how to improve this property's energy efficiency](#)

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



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and may not be to scale. This plan is for illustrative purposes only and should not be used as such for any planning purposes. The floorplan is for guidance purposes only and should not be relied upon. All dimensions are approximate. The floorplan is not to scale. The floorplan is not to scale and is not a legal document. Made with Metriplan C2025

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements