



89, Down Hall Road | Rayleigh | SS6 9JX

£400,000

bear
Estate Agents

Guide Price £400,000 - £420,000

Bear Estate Agents is pleased to bring to the market this stunning two-bedroom, first-floor flat, offering stunning views of the lake and surrounding greenery from its sun terrace.

Internally, the property is spread over two floors and fully modernized, the property features spacious bedrooms, a versatile reception room. Glass-fronted vaulted ceilings with a mezzanine overlooking the lake, creating a light-filled and airy living space that truly needs to be experienced. The apartment boasts a contemporary open-plan kitchen and family area opening onto a terrace—perfect for entertaining—alongside a modern three-piece bathroom and a master bedroom with its own en-suite.

Externally, the home is complemented by beautifully maintained communal gardens and a secure, allocated off-street parking space. Conveniently located in the heart of Rayleigh, it is just a short walk from Rayleigh Train Station with London Liverpool Street accessible in under an hour, close to the High Street's restaurants and bars, and near Rayleigh Golf Club. With no onward chain and the opportunity to move in before summer ends.

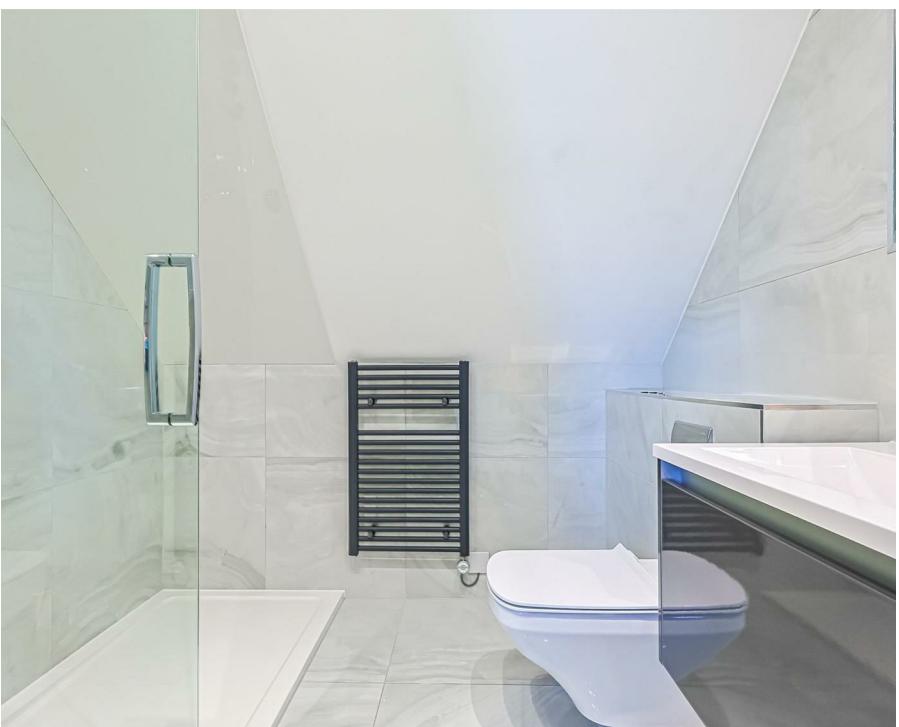
Contact us today to secure a viewing!

- Beautiful Modernised Duplex Apartment
- Spacious Bedrooms With Ensuite To Primary Bedroom
- 10 Minute Walk To Rayleigh Station
- Amazing Views Of The Lake And Greenery
- Underfloor Heating Throughout
- Allocated Off Street Parking For One Vehicle
- No Onward Chain

First Floor Landing

Smooth vaulted ceiling with pendant light, double-glazed Velux window to the side, storage cupboard which holds the boiler, loft access, carpeted flooring throughout.





Bedroom One

12'8 x 12'2 (3.86m x 3.71m)
Side double-glazed windows with fitted manual blinds, carpeted flooring throughout, smooth ceiling with pendant ceiling light and doors accessing the communal garden.

Communal Garden

lock-paved seating area with lawns on either side and decorative shrub borders. Secure gated entrance with phone app access. Block-paved pathway leading to parking.

Ensuite

7'1 x 5'8 (2.16m x 1.73m)
Vanity sink unit with mixer tap and shaver point, WC, corner shower cubicle with rainfall shower head, heated towel rail, smooth ceiling with inset spotlights, extractor fan and tiled floors with underfloor heating.

Reception Space

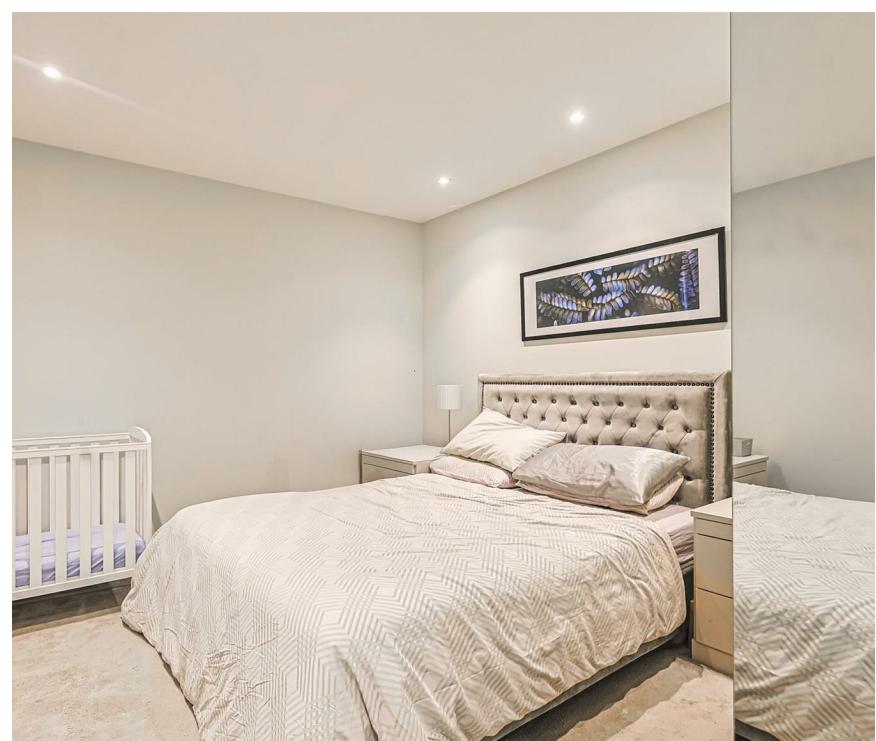
12'8 x 10'9 (3.86m x 3.28m)
Smooth vaulted ceiling with pendant ceiling lights, carpeted flooring throughout with underfloor heating, stainless steel balustrade with glass panels overlooking the lounge/diner and beautiful lake views.

Parking

Secure gated entry to parking area with block-paved driveway and one allocated parking space.

Entrance Hall

Entrance door to hallway with smooth ceiling and spotlights, stairs to second-floor landing, under-stair storage cupboard, Karndean flooring, and doors leading to the kitchen/family room.



Kitchen/ Family Room

21'1 x 15'7 (6.43m x 4.75m)

Smooth vaulted ceiling with fitted spotlights and pendant lighting, tailor made splash back, Karndean flooring with underfloor heating, fitted eye and base units with Quartz worktops and inset stainless steel sink with mixer tap. Integrated Neff oven with induction hob and extractor, Neff fridge freezer, washer/dryer, and dishwasher. Custom Cucine moveable island. Floor-to-ceiling double-glazed windows to rear and side, plus double-glazed door to balcony with made-to-measure electric blinds.

Terrace

Composite decking area with beautiful views of the lake and greenery.

Bedroom Two

16'5 x 9'9 (5.00m x 2.97m)

Side double-glazed window with fitted manual blinds, carpet flooring with underfloor heating, smooth ceiling with spotlights and built-in wardrobe storage.

Bathroom

7'9 x 5'7 (2.36m x 1.70m)

Three-piece suite with tiled bath and mixer tap plus rainfall shower over, wall-mounted wash basin with mixer tap set in vanity unit, concealed cistern WC, heated mirror, heated towel rail, shaver points, smooth ceiling with spotlights, tiled walls, and tiled floor with underfloor heating.

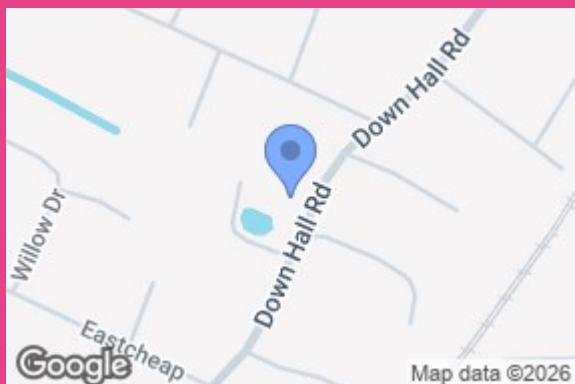
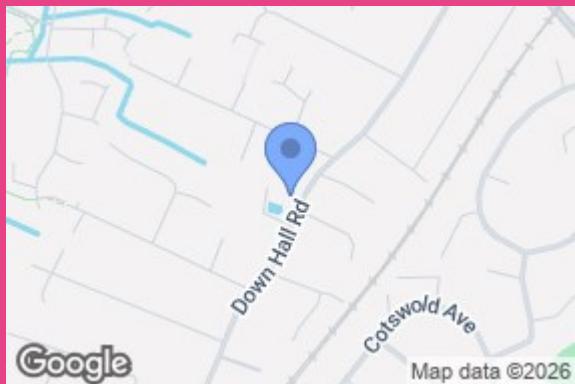
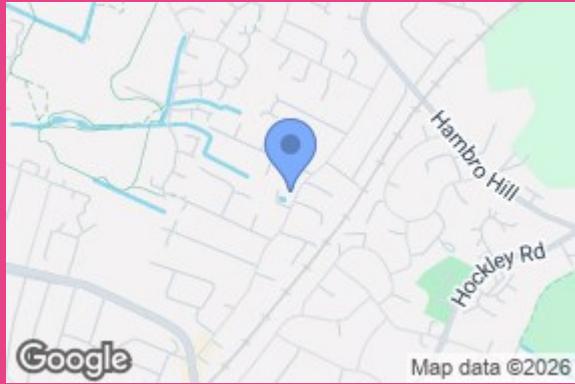
Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - E





GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.

1ST FLOOR
711 sq.ft. (66.0 sq.m.) approx.

TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	84
(B1-91)	B	84
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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