



Brown & Brand



**Rayleigh Road**  
Leigh-on-Sea, SS9 5XH

- Two Bedroom First Floor Apartment
- Offered With No Onward Chain
- Secure Gated Parking With Two Allocated Spaces
- Four Piece Bathroom

**Guide Price £250,000 to £260,000**





## Property Description

GUIDE PRICE ...£250,000 - £260,000

Introducing this spacious two-bedroom apartment, offered with no onward chain, providing a secure and contemporary living space ideal for modern lifestyles. Set within a well-maintained purpose-built development, the apartment benefits from secure gated parking, offering both convenience and peace of mind. Designed with comfort and style in mind, the property delivers a high-quality living environment throughout.

The accommodation comprises two bedrooms, a modern four-piece family bathroom, and an exceptionally large open-plan kitchen and living area, perfect for entertaining or relaxing.

Ideally located opposite Eastwood Park, the apartment enjoys easy access to local amenities, excellent transport links, and recreational facilities. Rayleigh Train Station, Leigh Broadway, and the seafront are all within close proximity, making this an ideal choice for commuters and those seeking a vibrant yet convenient place to call home.



#### COMMUNAL ENTRANCE HALLWAY

Communal entrance door leading into a well-maintained communal hallway with entry phone system and access to the rear garden. Stairs rise to the first floor, providing access to the private entrance door leading into.

#### ENTRANCE HALLWAY

Spacious hallway featuring wood-effect laminate flooring, entry phone system, radiator, and a smooth plastered ceiling with inset spotlights. Airing cupboard housing the hot water tank. Doors providing access through to.

#### OPEN PLAN LOUNGE/DINER/KITCHEN

23' 4" x 15' 3" (7.11m x 4.65m)

#### LOUNGE/DINING AREA

Double-glazed French doors open to the rear, offering views over the beautifully maintained communal gardens and providing access to a private balcony enclosed by sleek glass balustrades. The space is enhanced by a smooth plastered ceiling with inset spotlights, stylish wood-effect laminate flooring, and a contemporary radiator, creating a bright and elegant setting ideal for both relaxation and entertaining.

#### KITCHEN

Double-glazed window to the front allowing for an abundance of natural light. The kitchen is fitted with a stylish range of wall and base units with complementary work surfaces, incorporating a stainless-steel sink with drainer and mixer tap. Integrated appliances include a hob and oven with extractor hood over, dishwasher, and integrated fridge and freezer, with additional space and plumbing for a washing machine. Finished with wood-effect laminate flooring and a smooth plastered ceiling with inset spotlights.

#### BEDROOM ONE

12' 12" x 11' (3.96m x 3.35m) A generously sized main bedroom featuring double-glazed French doors to the front, opening onto a private balcony with glass balustrades. The room benefits from fitted carpeting, a smooth plastered ceiling with inset spotlights and pendant lighting, and an electric heater.

#### BEDROOM TWO

11' 4" x 7' 1" (3.45m x 2.16m) A second bedroom with a double-glazed window to the front and access to the loft. The room features fitted carpeting, a smooth plastered ceiling with pendant lighting, an electric heater, and built-in wardrobes along one wall, providing practical storage and a comfortable living space.

#### BATHROOM

A four-piece bathroom suite comprising a panelled bath with mixer taps and hand-held shower attachment, a wash hand basin with mixer tap, a separate shower cubicle, and a low-level WC. The room features a smooth plastered ceiling with inset spotlights, a heated towel rail, extractor fan, and is finished with tiled flooring and walls. A double-glazed opaque window to the rear provides natural light while maintaining privacy.





**EXTERNAL COMMUNAL AREAS**

**REAR GARDEN**

Well-maintained communal gardens, mainly laid to lawn, providing an ideal space for relaxing or socialising. A paved pathway leads to the allocated parking area, which includes two designated parking spaces.

**PARKING**

Block-paved driveway providing two allocated parking spaces, with access secured by steel security gates for added peace of mind.

**FRONT GARDEN**

A paved pathway leads to a wooden bridge, with lawn areas and shrub borders creating an inviting entrance to the property. A block-paved driveway extends to security gates, providing access to allocated parking.



**LEASEHOLD DETAILS**

Lease Remaining – 109 years

Service Charge – £3,370.74 per annum (£1,685.37 payable half-yearly)

Ground Rent – £250 per annum

**Energy performance certificate (EPC)**

Part 6 210-214, Market Road ESSEX, SSA SS9 5AH	Energy rating <b>C</b>	Valid until 11 August 2028
Property type Top-floor flat		Certificate number 8172-2815-7037-2378-0151
Total floor area 62 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/government/uploads/system/uploads/attachment_data/file/610066/guidance-for-landlords-on-the-regulations-and-exemptions) ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/610066/guidance-for-landlords-on-the-regulations-and-exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/610066/guidance-for-landlords-on-the-regulations-and-exemptions)).

**Energy rating and score**

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

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

GROUND FLOOR



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