



Brown & Brand



Castle Lane  
Benfleet, SS7 2AE

- First Floor Spacious Accommodation
- Offered With No Onward Chain
- Within Walking Distance Of Hadleigh High Street
- Three Double Bedrooms

**£175,000**





## Property Description

Spacious Three-Bedroom Apartment in Prime Hadleigh Location offered with No Onward Chain.

This exceptionally spacious apartment is ideally situated close to Hadleigh High Street, offering easy access to a range of local amenities, shops, bars, and eateries, as well as major bus links. Leigh-on-Sea train station is also nearby, making it perfect for commuters travelling to London.

The property boasts three double bedrooms, ample storage throughout, and the added benefit of a garage. This home is ideal for first-time buyers or buy-to-let investors alike.

Upon entering, you are greeted by a welcoming hallway that provides access to a generous lounge positioned at the end, a well-proportioned kitchen located adjacent to the living area, three double bedrooms and plenty of storage cupboards. There is also a family bathroom with a separate WC for convenience.

Externally, the property offers a garage in a block, providing extra storage space, along with well-maintained communal gardens and a private garden storage unit.

Situated within walking distance to Hadleigh High Street, and with excellent transport links via the A127, A13, and major bus routes, this sizeable apartment combines space, practicality, and location.





#### COMMUNAL HALLWAY

Stairs rising to first floor with additional storage cupboard in communal area.

#### ENTRANCE HALLWAY

Carpeted floor, three storage cupboards, radiator and textured ceiling. Doors giving access through to.

#### LOUNGE

Large double glazed window to front aspect, tiled ceiling, radiators and carpeted flooring.

#### KITCHEN/BREAKFAST ROOM

12' 6" x 7' 4" (3.81m x 2.24m) Double glazed window to the front. Fitted with a range of wall and base level units with roll-edge work surfaces, integrated oven with electric hob and extractor fan over. Stainless steel sink and drainer with mixer tap, tiled splashbacks, fitted and plumbed in washing machine. Space for fridge/freezer. Wall-mounted combination boiler, breakfast bar, carpet-tiled flooring, and radiator.



#### BEDROOM ONE

14' 9" x 9' 8" (4.5m x 2.95m) Double glazed window to rear, carpeted flooring, tiled ceiling, radiator and fitted wardrobes with drawers to two walls.

#### BEDROOM TWO

12' 2" x 10' 6" (3.71m x 3.2m) Double glazed window to rear, carpeted flooring, textured ceiling and half wood paneling to two walls.



#### BEDROOM THREE

9' 7" x 7' 4" (2.92m x 2.24m) Double glazed window to the rear, radiator, carpet and smooth plastered ceiling.

#### SHOWER ROOM

Obscure double glazed window to front, fully tiled walls, carpeted flooring, two piece suite comprising of pedestal wash basin, large walk in shower with electric shower, radiator and tiled ceiling.

#### SEPARATE W/C

Obscure double glazed window to front, low-level w/c, radiator and carpeted flooring.

#### EXTERNALLY

Large communal garden area with storage unit and garage in a block.

#### MATERIAL INFORMATION

Lease - 84 Years Remaining

Service Charges - £522.10 Quarterly

Ground Rent - £50.00 Per year



GROUND FLOOR



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 mis-statement. 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 as to their operability or efficiency can be given.  
Made with Metropix i2025.

**Energy performance certificate (EPC)**

Flat 27 Castle Court Castle Lane BENFLEET SS7 2AL	<b>Energy rating</b> <b>D</b>	Valid until: 4 November 2035 Certificate number: 7835-4228-1509-0965-4206
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Property type: Mid-floor flat  
 Total floor area: 74 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-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

**Energy rating and score**

This property's energy rating is D. 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 50

The graph shows a staircase representing energy ratings from A (top) to G (bottom). The current rating is D, and the potential rating is C. The score for the current rating is 55, and the potential score is 65.

**Material Information**  
 Powered by kotini

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