



118 London Road, Hadleigh, Essex, SS7 2PG

£220,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- HADLEIGH INFANT/JUNIOR & KING JOHN CATCHMENTS
- CLOSE TO HADLEIGH SHOPS

Offered for sale with no onward chain, this well-presented ground floor apartment, a perfect purchase for first-time buyers, those looking to downsize, or buy-to-let investors. The property features two generous double bedrooms, a bright lounge, modern kitchen and shower room, with the added benefit of a private courtyard area.

Situated in a convenient central Hadleigh location, the property is just a short walk from the High Street, offering an excellent selection of shops, cafés, restaurants and everyday amenities. There are also excellent public transport links close by, providing easy access to neighbouring towns and beyond, making this a fantastic choice for a range of buyers.



Property Description

HALL

A bright and welcoming entrance hall featuring stylish grey wood-effect flooring, a radiator, and a useful built-in storage cupboard.

LOUNGE

A bright and generously proportioned lounge, beautifully presented in neutral décor with contemporary grey wood-effect flooring, creating a stylish and versatile living space. A large double glazed window to the side elevation allows for plenty of natural light, while a radiator provides comfort. Offering ample room for a range of lounge furniture, this inviting room is ideal for both relaxing and entertaining.

BEDROOM ONE

A spacious double bedroom, tastefully presented in neutral décor with contemporary grey wood-effect flooring, creating a bright and welcoming atmosphere. Double glazed windows to the rear and side elevations allow for plenty of natural light. The room offers ample space for a double bed and a range of bedroom furniture and benefits from a radiator.

BEDROOM TWO

A spacious double bedroom, beautifully presented in neutral décor with contemporary grey wood-effect flooring, creating a bright and airy feel. Double glazed windows to the rear and side elevations. Ample space for a double bed and a range of bedroom furniture, the room also benefits from a radiator.

KITCHEN

A modern fitted kitchen comprising a range of matching wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen is fitted with an inset stainless steel sink and drainer with mixer tap, integrated electric oven with





electric hob and stainless steel extractor hood above, with space and plumbing for a washing machine and further appliance. Finished in neutral décor with contemporary wood-effect flooring, the room also benefits from a radiator, a double glazed window to the rear, and a double glazed door leading to a small private courtyard area. Cupboard housing boiler.

SHOWER ROOM

A modern shower room fitted with a corner shower cubicle, vanity wash hand basin with storage beneath, and low-level WC. Finished with part tiled walls and tiled flooring, the room also benefits from a radiator, extractor fan, and an obscure double glazed window to the side.

COURTYARD

A private, low-maintenance courtyard garden, fully enclosed by timber fencing to provide a good degree of privacy. Predominantly laid to hardstanding, the space offers the perfect spot for a small bistro table and chairs or potted plants, making it an ideal area to sit and enjoy the outdoors. Access is provided directly from the kitchen via a double glazed door.

GARAGE

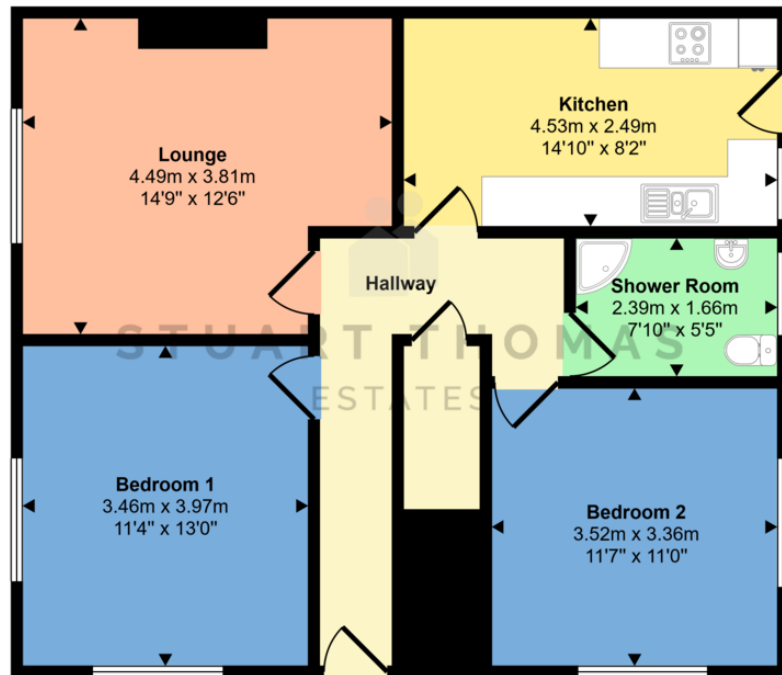
A garage situated to the rear of the property, accessed via a shared driveway. The subject property benefits from a single garage ideal for storage or secure parking.

AGENTS NOTES

Tenure Leasehold
Castle Point Borough Council
Council Tax Band B



Approx Gross Internal Area
70 sq m / 754 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

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