



Eastwood Road | | Rayleigh | SS6 7FX

Guide Price £325,000 - £350,000

**bear**  
*Estate Agents*



Bear Estate Agents are excited to welcome this stunning newly built two-bedroom first-floor apartment, offering a perfect combination of modern living and everyday convenience. The property features a spacious open-plan kitchen, dining and lounge area that provides a contemporary and inviting atmosphere, ideal for both relaxing and entertaining. The open-plan space is enhanced by bi-folding doors that lead out to a wraparound balcony, creating a bright, airy environment and an ideal setting for enjoying warm evenings or morning coffee. The sleek, modern kitchen complements the design perfectly, offering both style and functionality.

Both bedrooms are generous doubles, with the master bedroom benefiting from a luxurious en suite, fitted wardrobes and its own bi-folding doors opening onto the balcony; adding a touch of sophistication and outdoor connection. The main bathroom is beautifully finished, and the property enjoys stylish wood-effect flooring throughout. An app-controlled heating and lighting system brings convenience and modern technology to daily living.

Situated within walking distance of Rayleigh High Street, Rayleigh Train Station and local parks, this apartment offers excellent access to all amenities and transport links. In summary, this immaculately presented apartment presents an outstanding opportunity for those seeking a modern, low-maintenance home in a desirable and well-connected location, with spacious interiors, high-end finishes and contemporary features that truly enhance lifestyle and appeal.

- First Floor Apartment
- Two Double Bedrooms
- Gated Complex With Allocated Parking Space
- Home 'App' for controlling lighting & heating
- No Ground Rent
- Fully Modernised Throughout
- Wrap Around Balcony
- Communal Entrance With Feature Glass
- Walking Distance To All Local Amenities & Rayleigh Station
- Built In 2022 With Building Guarantees

**Frontage**

Property is approached by a private block paved car park with designated spaces.







## Entrance

The property is entered via a Brightnary hallway and intercom system, stairs to first floor landing and doors to main entrance hall.

## Entrance Hall

Wooden effect floors throughout, radiator, smooth ceilings with pendant ceiling light, power points, intercom system, storage, large utility cupboard and doors to kitchen/diner, bedroom one, bedroom two and main bathroom.

## Bedroom One

10'8 x 11'8 (3.25m x 3.56m)

Double glazed bi-folding doors to the rear aspect overlooking the park, double ceiling light, radiators, power points, access to the wrap around balcony, built -in storage to one wall and doors to the ensuite. There is also an entrance hall to this room which has potential to be a dressing area.

## En-Suite

5'1 x 6'4 (1.55m x 1.93m )

Smooth ceilings with extractor fan and inbuilt touch sensitive spot lights, tiled effect floors feature tile wall, double width enclosed shower with inset recess storage and niche lighting, wall mounted dual flush WC.

## Utility Cupboard

5'9 x 3'0 (1.75m x 0.91m)

Wooden effect floors, houses the internet, fuse boxes and has power points. Space for the white goods and storage.

## Main Bathroom

6'11 x 7'6 (2.11m x 2.29m )

Tiled wall surround, panelled bath with folding shower screen and handheld shower attachments, built -in recessed storage with lighting, more mounted heated towel rail, dual sink with hot and cold taps and smooth ceilings with inset touch sensitive lighting and extractor fan.







## Bedroom Two

10'7 x 11'7 (3.23m x 3.53m)

Double glazed window to the side aspect, storage to one wall, carpeting throughout with plenty of power points, smooth ceilings with central ceiling light and radiator.

## Lounge/Kitchen/Diner

12'3 x 20'8 (3.73m x 6.30m)

Wooden effect floors throughout, modern fitted top and base units with a quartz and fleck worktop, electric hob, extractor fan above and built-in oven below, built-in fridge and freezer, inset butler sink with hot and cold taps, power points, built-in dishwasher, space for a free-standing fridge freezer.

Double glazed bi-folding doors onto the balcony and floor to ceiling double glazed windows to the side, further double glazed window to the side aspect, power points, smooth ceilings with central ceiling light and touch sensitive inset spotlights.

## Balcony

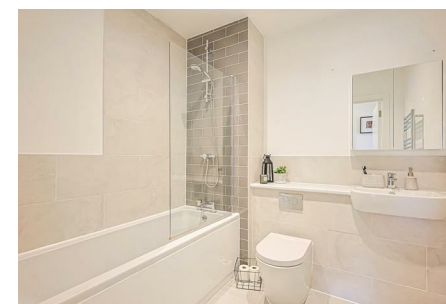
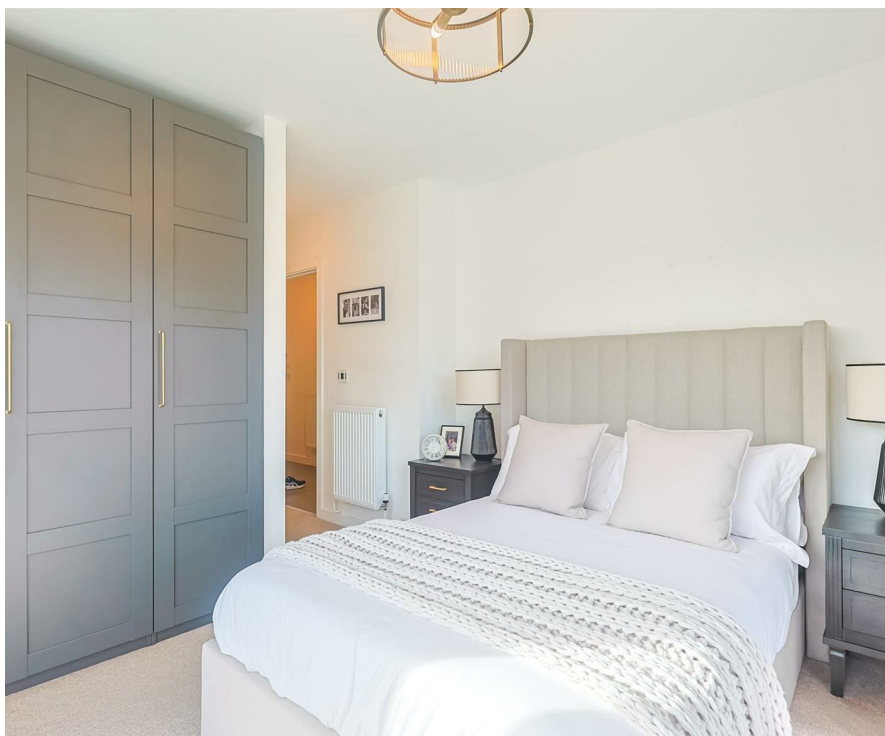
Composite floors throughout with a glass balustrade and aluminium handles, space for seating this has potential for an exterior dining table as well, external lighting and covered roof area. This can be accessed via both the lounge diner and the master bedroom and is from the front to the very back of the property. There are views across the park and you are within walking distance to all local amenities.

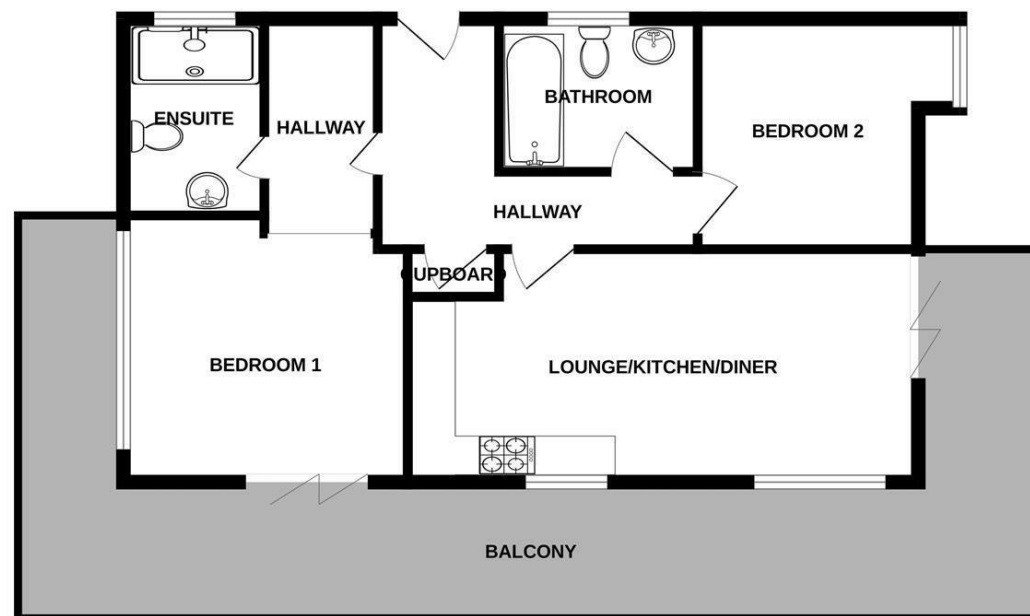
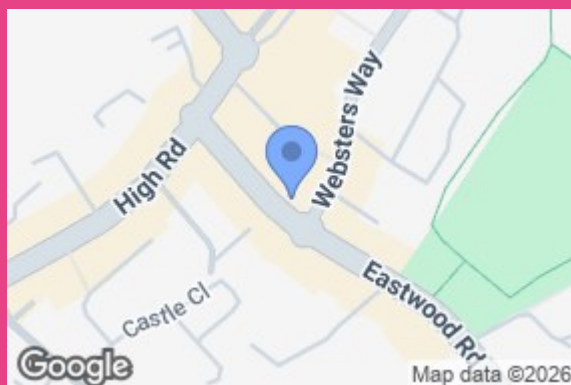
## Agents Notes

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 - Leasehold

Council Tax Band - C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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