



Kingsmans Point,
Kingsmans Farm Road,
Hockley,
SS5 6QB
kingsmans-point.co.uk

	<p>KINGSMANS POINT BRANDY HOLE YACHT CLUB</p>		<p>HULLBRIDGE SS5 6QB</p>
	<p>51.6311°</p>	<p>0.6343°</p>	

A collection of three homes with private terraces, located on the outskirts of Hullbridge, with views over the River Crouch

Previously a yacht club, Kingsmans Point has been designed with the area's history in mind and is ideally placed to for residents to enjoy all the benefits of a waterfront lifestyle.





CGIs are illustrative and may be subject to changes.

Your own personal
haven, surrounded by
spectacular views.





KINGSMANS POINT

Quality
without
compromise.

LOCATION

Nestled in the tranquil village of Hullbridge, Kingsmans Point allows an effortless lifestyle whilst maintaining excellent connectivity to wider Essex and London.

Nearby Hockley and Rayleigh stations offer ease of commute and convenient station parking with Southend-on-Sea only a short journey away and London reachable in under one hour.



Nearby Stations

Hockley Railway Station
3.9 miles

Rayleigh Railway Station
4.1 miles

Battlesbridge Railway Station
4.2 miles

Travelling to London

Stratford
36 mins from Rayleigh

Liverpool Street
41 mins from Rayleigh

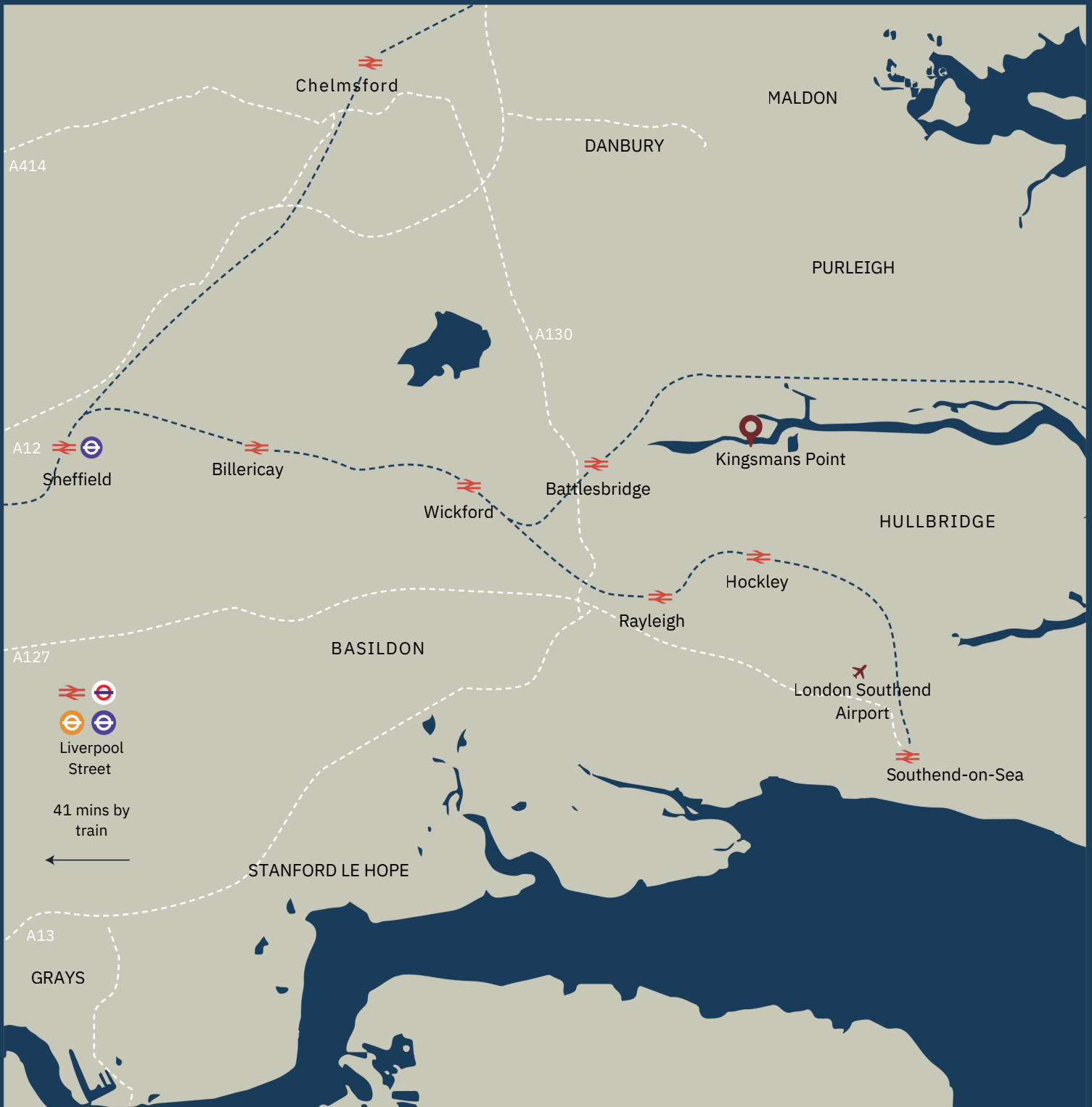
Canary Wharf
59 mins from Rayleigh

Airports

London Southend Airport
53 mins via Rayleigh

Stansted Airport
2 hours via Liverpool Street







AREA
GUIDE



The Anchor Hullbridge courtesy The Oakman Group

Enjoy a laid
back lifestyle.



Coffee Shops

Golden Crust Bakery
1.4 miles

Nana Cha Cha's Coffee Shop
1.4 miles

The Hideaway Tearoom
3.8 miles

Cycle Cafe
3.9 miles

The Willows
3.9 miles



The Ferry Boat Inn



Essentials

Jay's Store
1.0 mile

Ferry Pharmacy
1.3 miles

One stop
1.4 miles

Co-Op
1.7 miles

Makro
3.3 miles

ASDA (Rayleigh)
3.7 miles

Tesco Express
4.4 miles

Sainsbury's Local
4.8 miles

M&S Simply Food
7.1 miles



The Anchor Hullbridge courtesy The Oakman Group

With its stunning location overlooking the river, The Anchor Hullbridge is the perfect place to unwind. Visitors can enjoy picturesque views while savouring contemporary pub dishes.

Pubs & Restaurants



The Anchor Hullbridge courtesy The Oakman Group

The Anchor Hullbridge
1.1 miles

Simla Tandoori
1.1 miles

Alexander's (Takeaway)
1.4 miles

Fairways Diner
2.4 miles

The Rose Garden
3.5 miles

The Barge Inn
3.8 miles

One Green Bottle
3.9 miles

Hawk Battlesbridge Wickford
4 miles

Neil's Bar & Kitchen
4.6 miles

Thai Bualuang Restaurant
8.4 miles

The Ferry Boat Inn
12.2 miles



Fitness

Leeman Fitness
2.7 miles

CrossFit (Rayleigh)
2.8 miles

Club Woodham
8.0 miles

Schools

HCA Pre-School
0.9 miles

The Hullbridge Pre-School
1.0 mile

Riverside Primary School
1.1 miles

Hockley Primary School
4.5 miles

Collingwood Primary School
9.0 miles



Shopping

Battlesbridge Antiques Centre
3.9 miles

Bridge Nursery
4.0 miles

The Old Sack Store
4.0 miles

The Mill
0.5 miles



Fambridge Yacht Haven

Leisure

Brandy Hole Yacht Station
0.1 miles

Hullbridge Yacht Club
0.6 miles

Hullbridge Library
1.3 miles

Kendal Park Nature Reserve
1.3 miles

Wickford Park Outdoor Gym
7.2 miles

Knockout Challenge Limited
7.8 miles

Marsh Farm Animal Adventure Park
9.0 miles

Clements Green Creek
9.2 miles

Fambridge Yacht Haven
12.6 miles

A number of yacht clubs are situated along the River Crouch, where visitors can enjoy paddle boarding, kayaking, rowing, and sailing.

The Clements Green Creek tributary meets the River Crouch opposite Kingsmans Point, and is also an ideal spot for a range of aquatic leisure pursuits, depending on the tide.



FLOOR PLANS

UNIT 15

2 Bed
4 Bath
Total sqm - 132.3 sqm
Total sq ft - 1424 sq ft
Utility Room - 2.5m x 2.2m
Workshop - 4.7m x 3.6m
Garage - 4.2m x 5.1m

UNIT 16

2 Bed
4 Bath
Total sqm - 142.7 sqm
Total sq ft - 1536 sq ft
Workshop/Utility Room - 4.6m x 4.6m
Garage - 9.7m x 3m

UNIT 17

3 Bed
4 Bath
Total sqm - 191 sqm
Total sq ft - 2055 sq ft
Workshop - 4.5m x 4.5m
Utility Room - 4.6m x 4.5m
Garage - 15m x 8m



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary.

UNIT 15

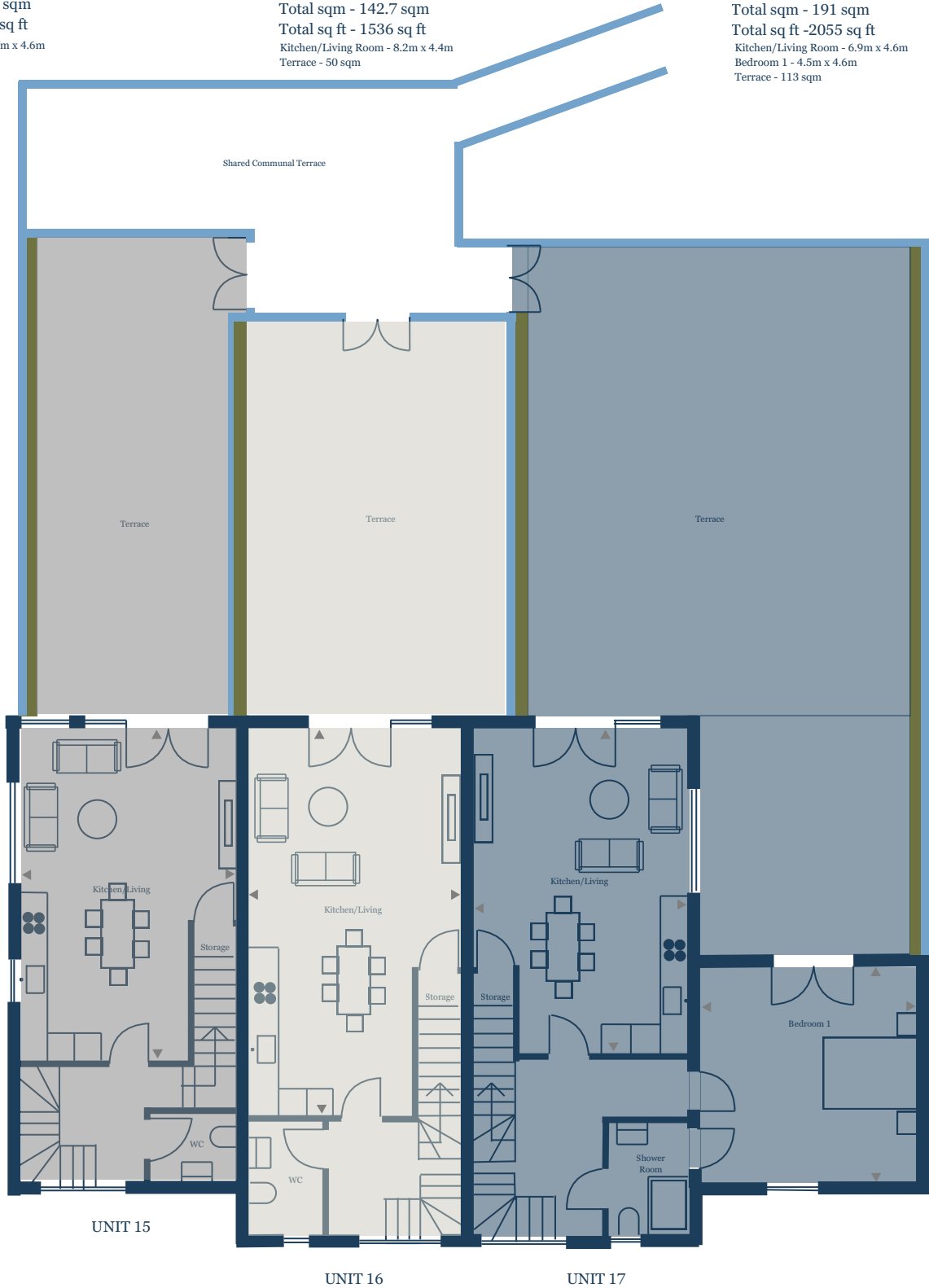
2 Bed
4 Bath
Total sqm - 132.3 sqm
Total sq ft - 1424 sq ft
Kitchen/Living Room - 7m x 4.6m
Terrace - 50 sqm

UNIT 16

2 Bed
4 Bath
Total sqm - 142.7 sqm
Total sq ft - 1536 sq ft
Kitchen/Living Room - 8.2m x 4.4m
Terrace - 50 sqm

UNIT 17

3 Bed
4 Bath
Total sqm - 191 sqm
Total sq ft - 2055 sq ft
Kitchen/Living Room - 6.9m x 4.6m
Bedroom 1 - 4.5m x 4.6m
Terrace - 113 sqm



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary.

SECOND FLOOR

UNIT 15

2 Bed
 4 Bath
 Total sqm - 132.3 sqm
 Total sq ft - 1424 sq ft
 Bedroom 1 - 3.8m x 4.5m
 Bedroom 2 - 2.9m x 4.5m

UNIT 16

2 Bed
 4 Bath
 Total sqm - 142.7 sqm
 Total sq ft - 1536 sq ft
 Bedroom 1 - 4.4m x 5.1m
 Bedroom 2 - 3m x 4.4m

UNIT 17

3 Bed
 4 Bath
 Total sqm - 191 sqm
 Total sq ft - 2055 sq ft
 Bedroom 2 - 4.4m x 5.1m
 Bedroom 3 - 3m x 4.4m



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary.



SPECIFICATION

Generic Specification

KITCHENS

Wood effect wall units

Pale coloured handleless floor units

White metro tiles splash back

LED lighting under wall units

Light coloured quartz worktop

Bosch hob, oven and combi oven

Tall oven housing

Integrated fridge/freezer, extractor fan and dishwasher

Chrome mixer tap

Stainless steel basin

BATHROOMS

White metro tile feature wall

Beige wall and floor tiles

Wall hung WC pan

Wood effect vanity units with counter top basins

Chrome taps and mixers

Chrome heated towel rail

Bath with glazed screen

Recessed mirrored cabinet above basin with shaver socket

SHOWER ROOMS

Beige metro tile feature wall

Beige wall and floor tiles

Wall hung WC pan

Wall hung vanity unit

Chrome taps and mixers

Chrome heated towel rail

Shower tray

Recessed mirrored cabinet above basin with shaver socket

Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any CGIs depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.



High end and modern features, with quality in every detail.

INTERNAL DOORS

Single shaker style panel doors

Stainless steel ironmongery

Connection points ready for satellite/BT/Terrestrial TV in living rooms and master bedrooms

CCTV and ring doorbell system to each house

BUILDING STANDARD & WARRANTY

10 years home warranty

GENERAL

Utility room fitted with white units, washing machine and tumble dryer, worktop and sink

Large format tiles to ground floor

Light oak engineered wood flooring to first and second floors

Stainless steel switches and sockets

Under floor heating to first and second floors

Electric radiators to ground floor

Electric boilers and hot water mega flow cylinders in each house

Freehold

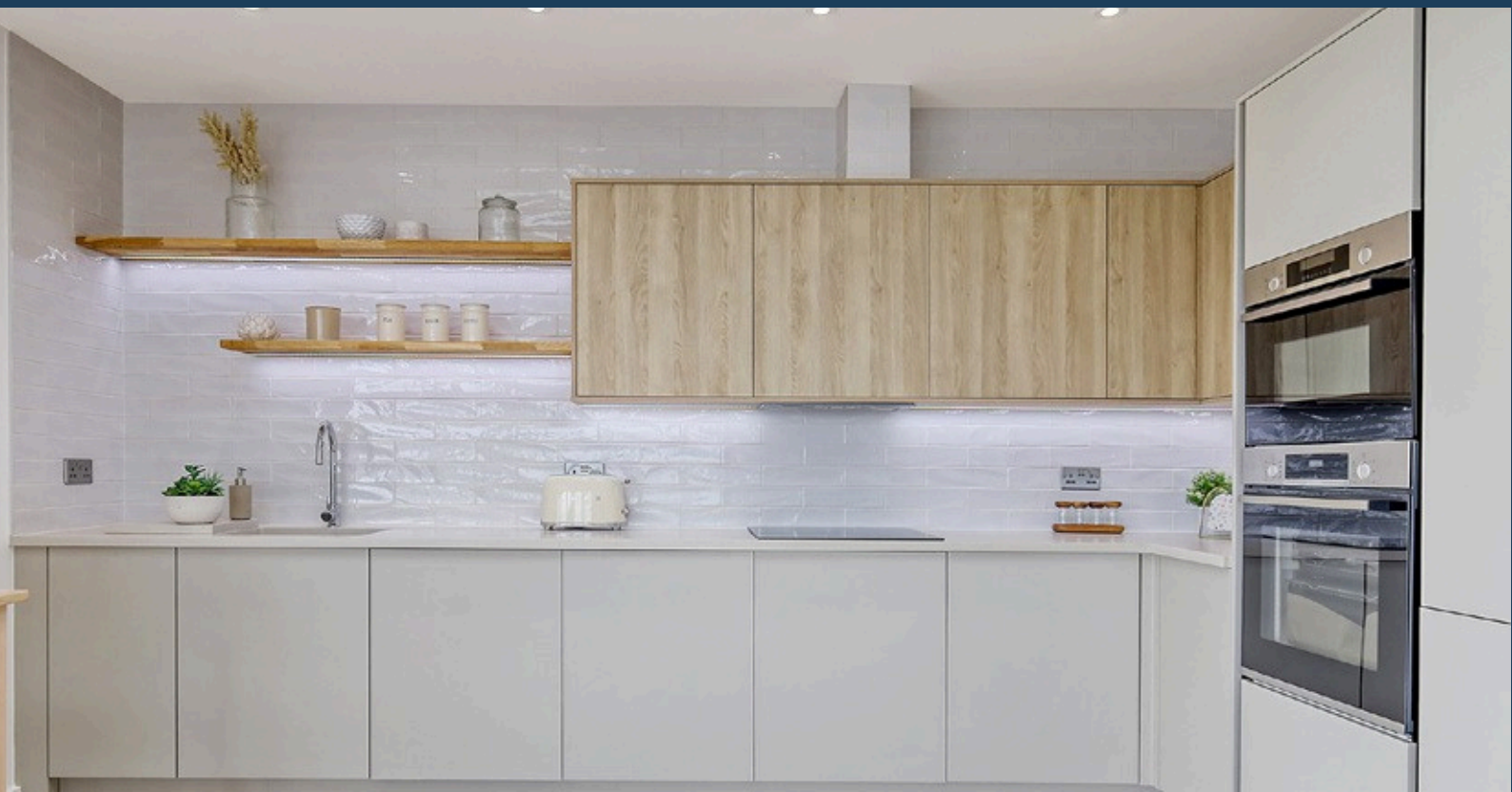
EXTERNALS

Tiles to terrace

External wall lights

Power sockets and water supply to terraces

River Crouch views from all terraces



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