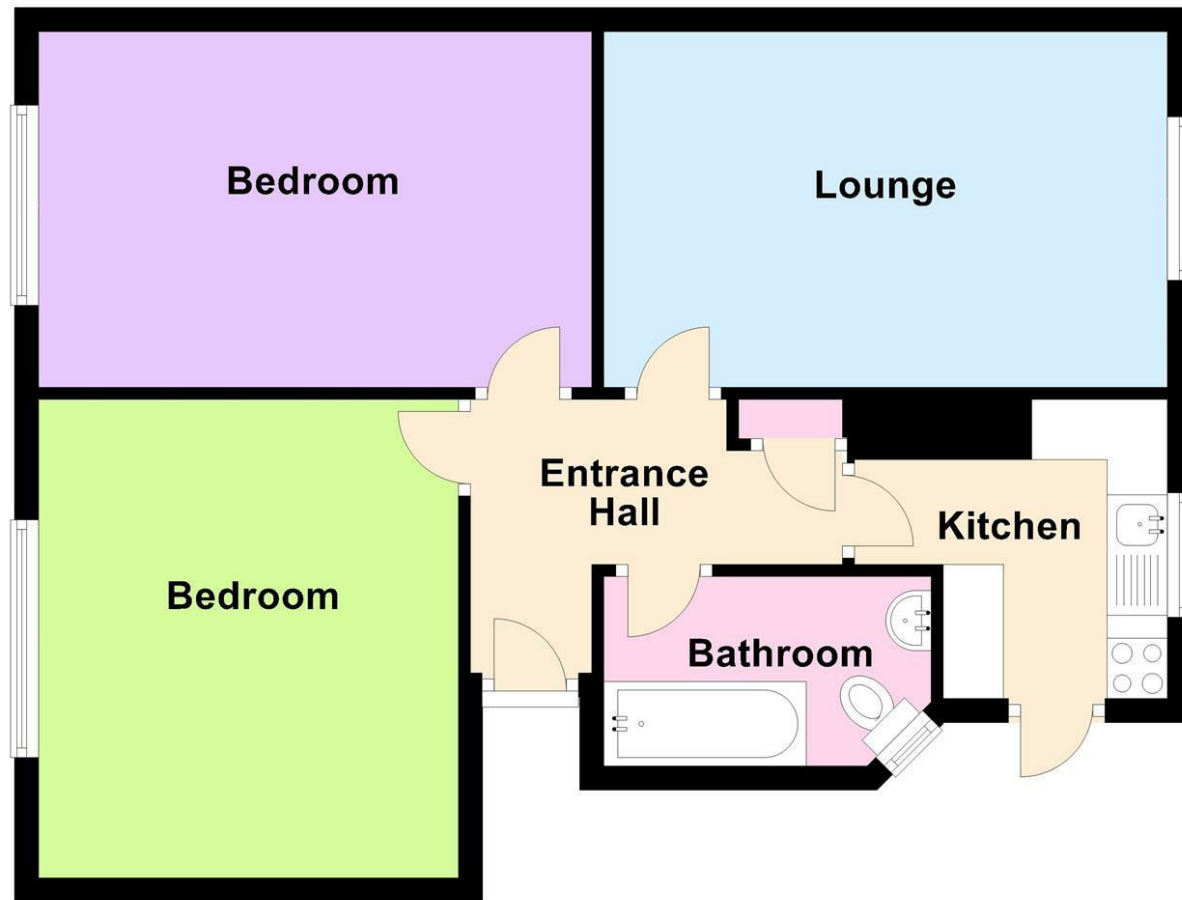


**Ground Floor**



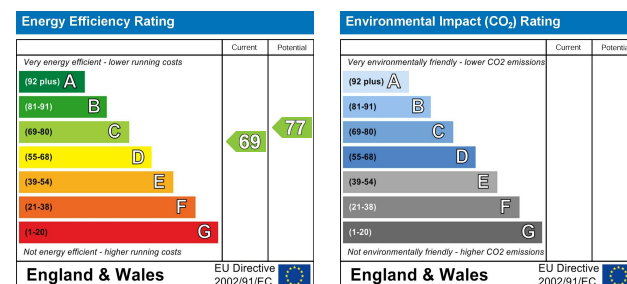
**Benleigh House Down Hall Road  
Rayleigh, SS6 9JS  
£205,000**

- Minutes Walk To Station
- 2 Double Bedrooms
- Spacious Lounge
- Kitchen
- Bathroom/wc
- UPVC Double Glazing & Gas Central Heating
- Purpose Built
- Close to Local Shops
- Ideal First Purchase or Investment
- No Onward Chain



12-14 Berrys Arcade  
High Street  
Rayleigh  
SS6 7EF

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**\*\*\*\* SPACIOUS 2 BEDROOM FLAT CLOSE TO STATION \*\*\*\***

This first floor flat offers well proportioned accommodation with two double bedrooms, kitchen, bathroom/wc, 15' lounge, UPVC double glazing, gas central heating, & garden,

Situated within a short walk to Rayleigh Station & local shops whilst the High Street is also within easy reach,

The property is being offered with no onward chain

**ACCOMMODATION**

Communal door with entryphone system, stairs to first floor, door to:

**RECEPTION HALL**

Storage cupboard, power points, entryphone,

**LOUNGE 15'1 x 9'3 (4.60m x 2.82m)**

UPVC double glazed window to rear, feature fireplace, coving, radiator, power & Tv points,

**KITCHEN 8' x 8' max (2.44m x 2.44m max)**

UPVC double glazed window to rear & further door leading to balcony & stairs to garden, fitted range of eye level & base level units, rolled edge worktops, sink drainer, space for cooker, plumbing for washing machine, splash back tiling, wall mounted combination boiler, power points, tiled floor, radiator,

**BEDROOM 1 13'3 x 11'3 (4.04m x 3.43m)**

UPVC double glazed window to front, coving, radiator, power & Tv points,

**BEDROOM 2 15' x 9'3 (4.57m x 2.82m)**

UPVC double glazed window to front, coving, radiator, power & Tv points

**BATHROOM**

UPVC double glazed window to rear, white suite comprising, paneled bath with shower over & fitted screen, low level wc, pedestal wash hand basin, splash back tiling,

**OUTSIDE**

**REAR GARDEN**

To the rear is an enclosed garden with side access & further access to the rear staircase,

**FRONT GARDEN**

Laid to lawn & shrub beds, to the side is a communal parking area