



**6 Hockley Road
Rayleigh, SS6 8GJ
£270,000**

- Minutes Walk To High Street & Station
- Purpose Built First Floor Apartment
- 2 Double Bedrooms
- 2 Bathrooms
- Modern Open Plan Kitchen
- 16' Lounge
- Private & allocated parking
- Communal Gardens
- Well Maintained
- No Onward Chain



**12-14 Berrys Arcade
High Street
Rayleigh
SS6 7EF**

**Tel: 01268 770728
info@stgeorgehomes.co.uk
www.stgeorgehomes.co.uk**

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Well-Maintained 2 Bedroom, 2 Bathroom First Floor Apartment – Walking Distance to Rayleigh High Street
GUIDE PRICE £270,000 to £280,000

St George Homes are delighted to offer for sale this spacious and well-maintained first floor apartment, ideally located just a short walk from Rayleigh High Street. The property features a secure entry phone system and a welcoming entrance hallway with two useful storage cupboards. A bright and generously sized 16'3" x 11'8" lounge flows into a modern open-plan kitchen, creating a perfect space for both relaxing and entertaining. There are two double bedrooms, with the master benefitting from its own en-suite shower room, in addition to a contemporary principal bathroom.

Externally, the apartment offers an allocated parking space and access to well-kept communal gardens. Situated in a popular and convenient location close to shops, restaurants, and transport links, this property is ideal for first-time buyers, downsizers, or investors. Early viewing is highly recommended.

ACCOMMODATION

Communal door with Entryphone system stairs to first floor,

RECEPTION HALL

Entryphone system, radiator behind cover, two storage cupboards, power & telephone points,

LOUNGE 16'3 x 11'8 (4.95m x 3.56m)

UPVC double glazed window to rear, radiator, power & Tv points, open wat to kitchen,

KITCHEN 11'8 x 7' (3.56m x 2.13m)

Fitted with a modern range of light grey eye level & base level units with complimentary rolled edge work tops incorporating stainless steel sink drainer with mixer taps, gas hob having extractor fan & oven. integrated fridge & freezer, plumbing for washing machine & space for tumble dryer, wall mounted combination boiler, power points,

BEDROOM 1 12'2 x 10'7 (3.71m x 3.23m)

UPVC double glazed window to rear, fitted wardrobes, radiator, power & Tv points,

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle with glazed surround & splash back tiling, low level wc, pedestal wash hand basin, extractor fan,

BEDROOM 2 12' x 10' (3.66m x 3.05m)

UPVC feature window to side, freestanding wardrobes, radiator, power points,

BATHROOM

Modern white suite comprising panelled bath with shower/mixer taps, low level wc, pedestal wash hand basin, splash back tiling, heated towel rail extractor fan,

OUTSIDE

COMMUNAL GARDEN

There are lawned area's throughout the complex with evergreen shrubs bin store & storage cupboard, lighting,

PARKING

There is an allocated parking space with further guest parking, access for the car park is Mill Field Close SS6 8LX