



## Castle Lane Benfleet

\* £200,000- £220,000 \* This well presented and extremely spacious apartment is located near Hadleigh High Street where you will find useful local amenities and major bus links. Leigh-on-Sea train station is close by for those commuting to London. This property benefits from having three double bedrooms, ample storage throughout and a garage. This superb home is perfect for first-time buyers, second-time movers and buy to let investors!

**£200,000**  
Price Guide

- First Floor Spacious Accommodation
- Generous Size Lounge
- Three Double Bedrooms
- Great Size Kitchen
- Three-Piece Family Bathroom
- Communal Gardens and Garden Storage Unit
- Garage in a Block
- Hadleigh Castle and Country Park a Short Walk Away
- Close to Hadleigh High Street
- Ideal for First Time Buyers and Second Time Movers

### Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.



This sizeable property is within walking distance to Hadleigh High Street where you will find many local shops, bars and eateries, as well as easy access to major bus links, the A127 and the A13. Leigh-on-Sea train station is close by for those commuting to London, Fenchurch Street on the C2C train line. This property is also close to Leigh Broadway and Old Leigh for traditional seafood eateries or for a lovely scenic walk. Down the road from this property, you will come to Hadleigh Castle and Country Park which is a perfect location for a family day out.

**Communal Hallway**  
Stairs rising to first floor.

**Lounge**  
**15'24 x 11'54**  
Large new double glazed window to front aspect, coved ceiling, radiator, laminate flooring.

**Bedroom One**  
**14'67 x 9'81**  
 New double glazed window to rear overlooking communal gardens, newly plastered radiator, laminate flooring.

**Energy Efficiency Rating**

Source	Current (%)	EU Directive 2009/28/EC Target (%)
Very energy efficient - lower running costs	75	79
(92-94%) 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		

**Environmental Impact (CO<sub>2</sub>e) Rating**

Source	Current (%)	EU Directive 2009/28/EC Target (%)
Very environmentally friendly - lower CO <sub>2</sub> emissions	75	79
(92-94%) A		
(81-91%) B		
(69-80%) C		
(55-68%) D		
(39-54%) E		
(21-38%) F		
(1-20%) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## The block contains four photographs of a property. The top-left photo shows a living room with a light-colored sofa, a large window with dark curtains, and a wooden floor. The top-right photo shows a kitchen with wooden cabinets, a granite countertop, and a refrigerator. The bottom-left photo shows a bedroom with a large bed, a wardrobe, and a window with a black blind. The bottom-right photo shows another bedroom with a bed, a window, and a mirror on the wall.

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