



\* £230,000 - £240,000 \* Located on the desirable Rayleigh Road, this gorgeous two-bedroom first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Upon entering, you are welcomed into a spacious lounge diner, perfect for both relaxation and entertaining guests. The stylish kitchen is thoughtfully designed, offering ample storage to cater to all your culinary needs. This flat features two well-proportioned bedrooms, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for residents and guests alike. In addition to the inviting interior, this property boasts allocated parking for one vehicle, along with a garage, making it ideal for those with multiple cars or who require extra storage space. The location is particularly appealing, as it is just a short stroll away from the Virgin Gym and a variety of shopping facilities along Rayleigh Road. This combination of comfort, style, and convenience makes this flat a perfect choice for individuals or small families looking to settle in a vibrant community. Do not miss the chance to make this delightful property your new home.

- Gorgeous first floor flat
- Two double bedrooms
- Spacious lounge diner
- Stylish fully fitted kitchen
- Contemporary three-piece bathroom
- Allocated parking for one vehicle and a garage
- Easy access to A13 and A127
- Short stroll to Virgin Gym and Rayleigh Road shopping facilities
- Close to useful local amenities including Hadleigh High Street

## Rayleigh Road

Benfleet

**£230,000**

Price Guide



# Rayleigh Road



## Communal Entrance Hallway

Stairs rising to first floor.

## Entrance Hallway

705 x 4'00

Smooth ceilings with coving to ceiling edge, pendant ceiling light, laminate floors throughout.

## Lounge Diner

2008 x 9'11

Smooth ceiling with coving to ceiling edge, pendant ceiling light, double-glazed window to the rear aspect, laminate floors throughout.

## Lounge Area

1002 x 9'11

Smooth ceilings with coving to ceiling edge, pendant ceiling light, double-glazed bay window to the front, carpet.

## Fully Fitted Kitchen

10'03 x 9'08

Smooth ceilings with coving to ceiling edge, pendant ceiling light, partially tiled surrounds, four-ring induction hob, wood-effect top and base level units with laminate work surface, integrated oven, double-glazed window to the side aspect.

## Bedroom One

13'11 x 9'10

Smooth ceiling with coving to ceiling edge with a pendant light, double-glazed window to the front aspect, carpet.

## Bedroom Two

9'08 x 7'10

Ceiling edge, pendant light, double-glazed window to the side aspect, carpet throughout.

## Shower Room

6'4 x 5'10

Smooth ceilings with insect spotlight, surrounds, double-glazed obscured window to the side aspect, vanity unit wash basin with a chrome tap, double-length shower, inset shelf, wall-mounted chrome heated towel rail, tiled flooring.

## Communal Gardens

Lawned areas.

## Parking and Garage

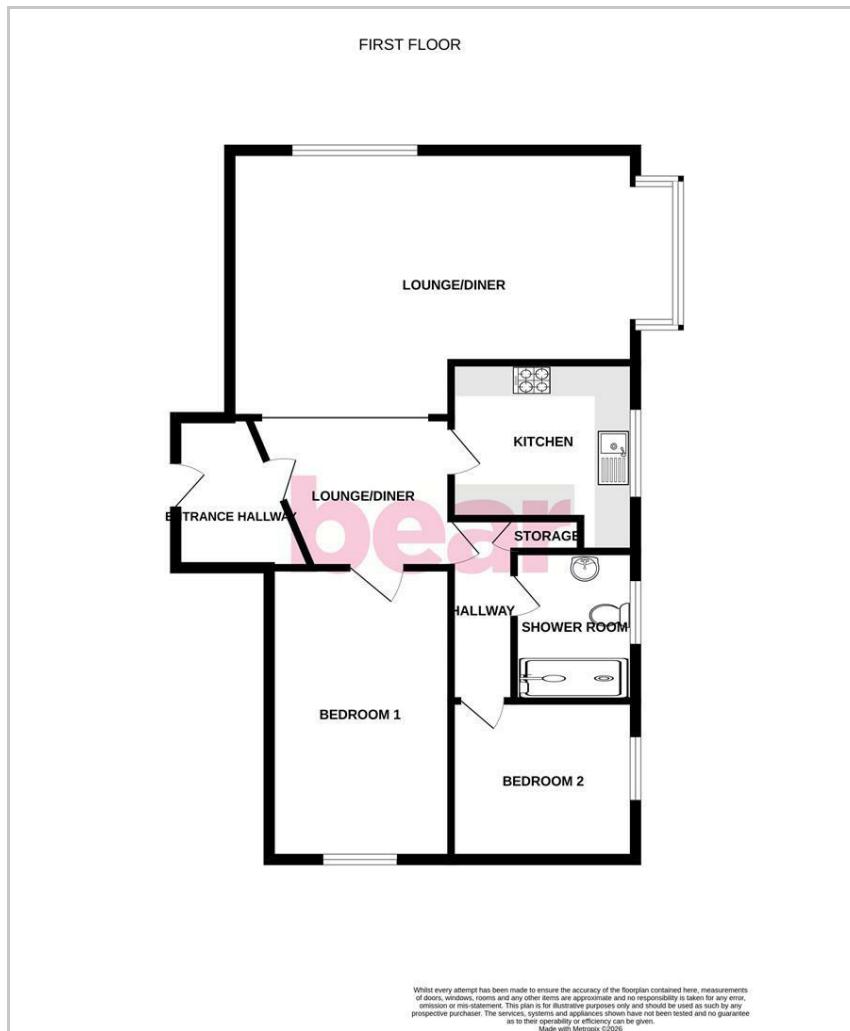
Allocated parking for one vehicle and a garage

## Agents Notes:

Council tax band: B



## Floor Plan



## Area Map



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	