



## Flat 2

Ferry Road | Hullbridge | Hockley | SS5 6ND

Guide Price £220,000 -  
£240,000

**bear**  
*Estate Agents*



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Bear Estate Agents are pleased to present this well-appointed two-bedroom ground-floor flat, an ideal option for first-time buyers, downsizers, or those seeking a comfortable home in a desirable setting. The property features a newly fitted kitchen, a bright and spacious lounge, and two well-proportioned bedrooms, offering a practical and modern layout designed for everyday living.

Outside, the home continues to impress with off-street parking and a private courtyard area that leads onto a communal green space, perfect for relaxation, outdoor dining, or enjoying the open surroundings.

Situated close to the River Crouch, this flat benefits from peaceful scenery, convenient access to local amenities, and picturesque riverside walks. Don't miss the chance to secure this charming property—contact us today to arrange your viewing.

- Two Bedroom Ground Floor • Allocated Parking Apartment
- Close To The River Crouch • Newly Fitted Kitchen
- Private Rear Garden And Communal Garden • Share Of Freehold

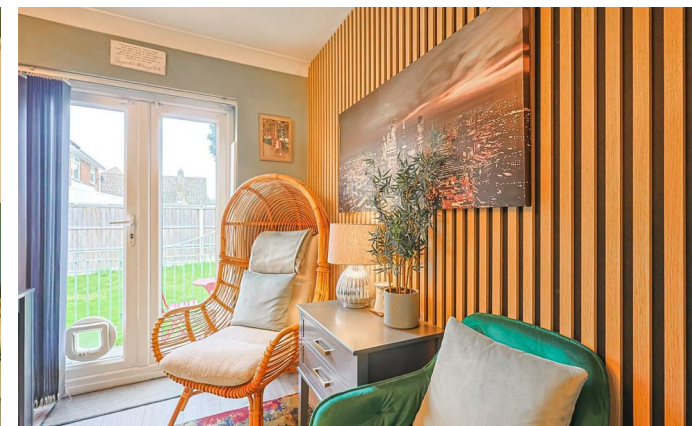
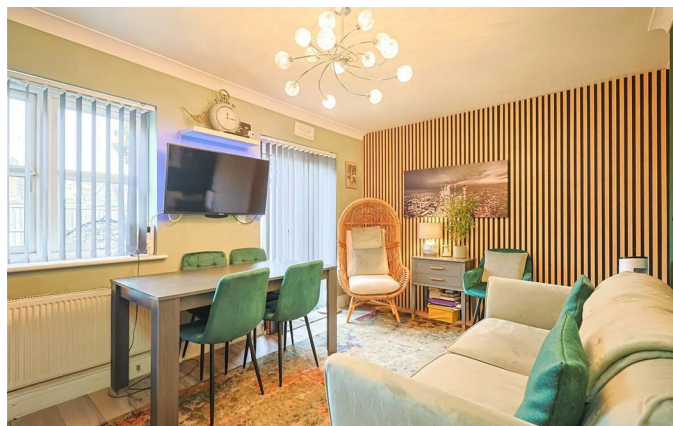
### Entrance Hall

Ceiling mounted light fitting, Wall mounted radiator and wooden effect flooring throughout. Access to all bedrooms, bathroom and lounge area.

### Lounge/Kitchen

15'2 x 11'11 (4.62m x 3.63m)

Ceiling mounted light fitting, feature wooden panelled wall, French doors leading to rear garden and wooden effect flooring throughout. Range of wall and floor mounted units including integrated oven with induction hob and extractor fan overhead, stainless steel sink and dry unit, integrated fridge/freezer and space for washing machine.







### Walk In Storage Cupboard

Currently used as dressing room, with space for storage. Wooden effect flooring.

### Bedroom One

11'7 x 6'6 (3.53m x 1.98m)

Ceiling mounted light fitting, wall mounted radiator, obscured window to side and wooden effect flooring throughout.

### Bedroom Two

9'7 x 7'11 (2.92m x 2.41m)

Ceiling mounted light fitting, obscured window to side, wall mounted radiator and carpeted.

### Bathroom

Ceiling mounted light fitting, part tiled walls With vinyl flooring throughout. Wall mounted heated towel rail, bath with shower unit overhead, wash hand basin with underneath storage and low-level WC.

### Rear Garden

Accessed via French doors in the lounge area. Private courtyard area with paved patio area. Remainder communal shared lawn area.

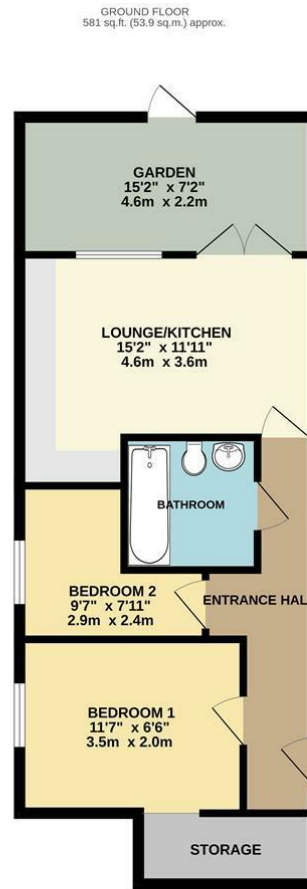
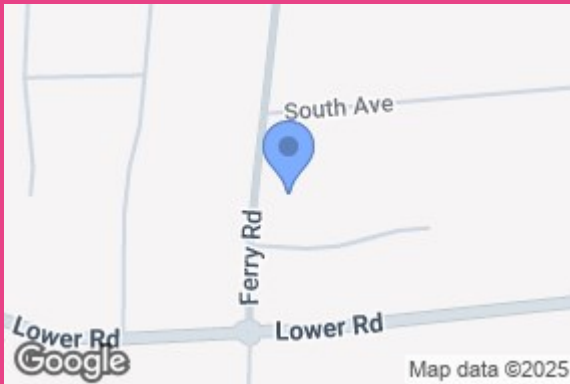
### Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold

Council Tax Band - B



TOTAL FLOOR AREA: 581 sq.ft. (53.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
England & Wales		
EU Directive 2002/91/EC		

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