



Main Road | | Hockley | SS5 4GE

Guide Price £325,000

bear
Estate Agents

Guide Price £325,000 - £350,000

This stunning ground floor apartment offers a perfect blend of contemporary design and spacious living, ideal for modern lifestyles. The property benefits from its own private entrance door and features two well-proportioned double bedrooms, including a generous master bedroom with a stylish en-suite shower room. The impressive open-plan kitchen and lounge create a bright and welcoming living space, with direct access opening out onto the private rear garden, making it perfect for both everyday living and entertaining.

The high-quality shaker-style fitted kitchen has been individually designed and comes complete with a range of integrated appliances and elegant quartz worktops, combining both style and practicality. The main bathroom and en-suite are finished to a high standard with gloss marble-effect tiling and sleek white sanitary ware, adding a touch of luxury throughout.

One of the standout features of this apartment is the private rear garden, which begins with a patio area ideal for outdoor dining and summer entertaining. The property also benefits from allocated parking to the rear, providing added convenience. Situated in the very heart of Hockley, this gorgeous development of just 10 apartments is moments from Hockley High Street and within walking distance of Hockley Woods, local shops, schools, and Hockley Mainline Station offering direct services to London Liverpool Street.

- Ground Floor Flat
- Underfloor Heating
- Allocated Parking
- Stone Throw Away From Hockley Woods
- Close To Local Amenities
- Ensuite To Primary Bedroom
- Private Rear Garden
- Modernised Throughout

Entrance Hall

Kitchen/Lounge

23'9 x 18'5 (7.24m x 5.61m)

Smooth ceilings with inset spotlights, double glazed window to the rear, double glazed French doors accessing the rear garden, eye and base level units, integrated fridge freezer, induction hob with extractor fan above, integrated oven and microwave, integrated washing and drying machine, integrated microwave, dishwasher and laminate flooring throughout.





Bedroom One

14'5 x 10'7 (4.39m x 3.23m)

Smooth ceilings with inset spotlights, double glazed bay window to the front aspect, plenty of power points, carpeted throughout and space for storage.

Ensuite

8'7 x 3'9 (2.62m x 1.14m)

Smooth ceilings with automatic inset spotlights, double walk in shower, vanity sink unit, tiled surrounds, WC, heated chrome towel rail, extractor fan and tiled flooring throughout.

Bedroom Two

12'9 x 8'9 (3.89m x 2.67m)

Smooth ceilings with inset spotlights, double glazed bay window to the side aspect, plenty of power points, carpeted throughout and space for storage.

Bathroom

Smooth ceilings with automatic inset spotlights, panelled bath unit with rainfall shower head, vanity sink unit, WC, heated chrome towel rail, extractor fan and tiled flooring throughout.

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 - Leasehold

Council Tax Band - C

Ground Rend - circa £250 pa

Service Charge - circa £1,080 pa



GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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