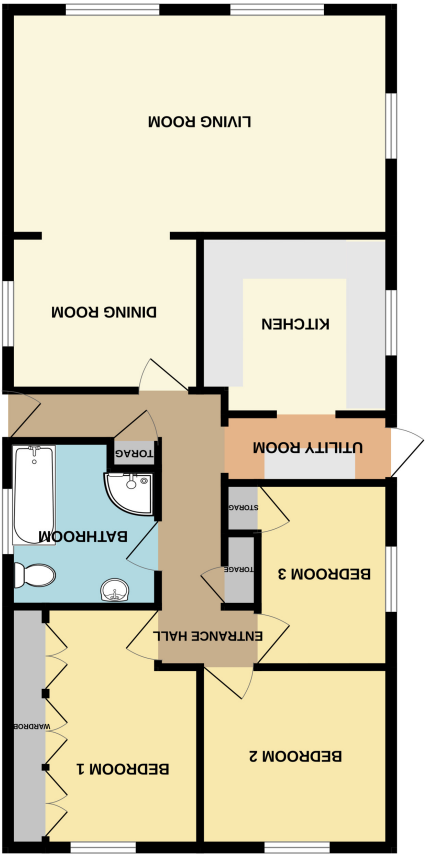


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 816 sq ft (75.8 sq m.) approx.
Made with Magicplan 2025



GROUND FLOOR
816 sq ft. (75.8 sq m.) approx.





ENTRANCE

Approached from roadside with a paved pathway with attractive front gardens with steps up to the double glazed entrance door into hallway.

HALLWAY

15' 5" maximum x 10' 1" (4.70m x 3.07m) Coved ceiling. Loft hatch. Wall mounted electric storage heater. Wall mounted panelled radiator. Feature glass display shelving inset to archway with under storage and twin high level storage cupboards. Recently installed combi boiler inset to cupboard. Ceiling light point x 2. Recently installed carpet laid throughout.

BEDROOM ONE

12' 2" x 7' 9" (3.71m x 2.36m) to fitted wardrobes. UPVC double glazed window to rear aspect. Coved ceiling with centred ceiling light rose and light point. Wall mounted panelled radiator. Built in bedroom furniture including wardrobes, dressing table & drawer units. Carpet laid throughout.

BEDROOM TWO

9' 5" x 9' 0" (2.87m x 2.74m) UPVC double glazed window to rear aspect with views over River. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes and fitted dressing table with vanity storage drawers beneath. Carpet laid throughout.

BEDROOM THREE

9' 5" x 6' 7" (2.87m x 2.01m) UPVC double glazed window to side aspect, overlooking River. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in storage cupboard. Carpet laid throughout.

FOUR PIECE BATHROOM

7' 8" x 9' 0" maximum - narrowing to 7'5". Obscure UPVC double glazed window to side aspect. Coved ceiling with ceiling light point, ceiling vented extractor. Suite comprises of a push flush flush WC. Panelled bath with mixer tap and tiled splashbacks. Corner shower unit with thermostatic mixer shower inset. Sliding shower screen doors. Suspended wash basin inset to vanity storage unit. Additional built in cupboard with shelving. Wall mounted shaver point. Vinyl flooring laid throughout. Wall mounted panelled radiator.



KITCHEN

9' 0" x 9' 3" (2.74m x 2.82m) Accessed via utility room. UPVC double glazed window to side, overlooking River. Coved ceiling with ceiling light point. Wall mounted base level kitchen cabinet and drawer units with rolled edged worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap. Four ring gas hob and integral electrical fan assisted oven. Space & plumbing for washing machine. Coved ceiling with florescent kitchen ceiling light. Vinyl flooring laid throughout, extending through to utility room.

UTILITY ROOM

8' 3" x 5' 0" (2.51m x 1.52m) UPVC double glazed obscure patio door opening to side garden. Wall mounted and base level cabinet units with rolled edge worktops with space & plumbing for under counter appliance. Space for free standing fridge/freezer. Vinyl flooring laid throughout.

DINING AREA

9' 10" x 7' 10" (3.00m x 2.39m) UPVC double glazed bow window to side aspect. Part beamed ceiling with ceiling light point. Wall mounted double banked panelled radiator. Recently laid carpet throughout. Archway opening through to large living room.

LIVING ROOM

19' 4" x 11' 5" (5.89m x 3.48m) Three UPVC bow double glazed windows, two to the front and one to the side, with views over the River. Beamed ceiling with two ceiling light points, one being a ceiling fan. Twin wall mounted panelled radiators. Centred feature ornamental brick fireplace. Recently installed carpet laid throughout.

GARDEN

Commencing from utility room with steps down to main patio area. External water tap. New additional fitted fencing with views over the River Crouch. Gated entrance from front. Patio area extends to a lawn area with stepping stones inset and neatly arranged flower bed borders with feature archway through to secondary rear garden. Garden gate leading to footpath. External timber build shed. Additional stepping stones round to brick built shed. External light points. Under unit access point. External power point.

ALLOCATED PARKING

To the front of the property are residents allocated parking bays.

ADDITIONAL INFO

Site fees: approx. £215pcm
Water rates separately
Council tax band A - Rochford District Council

