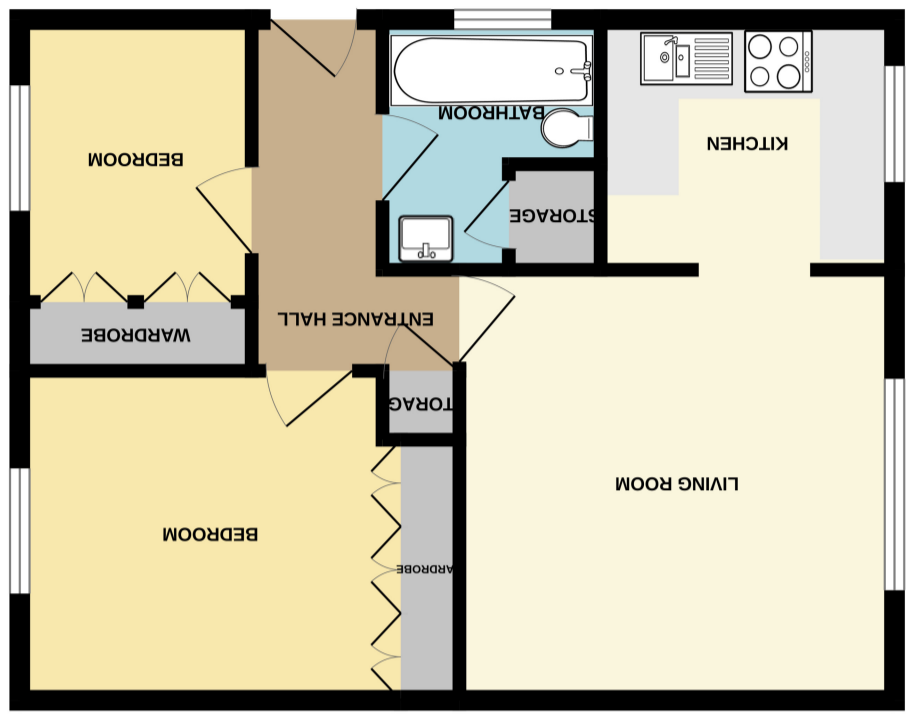


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 486 sq. ft. (45.2 sq.m.) approx.
Made with Measure ©2025



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
77	66
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	





PROPERTY PARTICULARS

*** NO ONWARD CHAIN *** EXCELLENT LOCATION
*** SHORT WALK TO TOWN ***

Elliott and Smith welcome you to view this SUPERB TWO BEDROOM RETIREMENT PROPERTY with OWN PRIVATE FRONT DOOR. Situated in the heart of Rayleigh, this lovely property, located in a PRIVATE CUL-DE-SAC, provides DIRECT ACCESS VIA SECURE GATE TO CASTLE ROAD.

Please contact us to arrange your viewing, available seven days a week.



HALLWAY

11' 0" x 2' 10" (3.35m x 0.86m) L-Shaped hallway widening to 6ft x 2' x 11" PLUS Storage Cupboard 2' x 2' Carpeted Flooring; Ceiling Light Fitting; Emergency Button; Doors to Living, Bedrooms and Bathroom.

LIVING/DINING ROOM

13' 2" x 12' 2" (4.01m x 3.71m) Spacious and Bright Living/Dining Room. Carpeted Flooring; Wall and Ceiling Light Fittings; Entry to Kitchen.



KITCHEN

8' 1" x 7' 0" (2.46m x 2.13m) Fitted Wall and Base Units; Drawers; Plenty of Work Surfaces; Space for Fridge/Freezer; Plumbing for Washing Machine; Space for Electric Cooker; Stainless Steel Sink and Drainer; Mixer Taps; Lino Flooring.

BATHROOM

7' 0" x 6' 6" (2.13m x 1.98m) PLUS Storage Cupboard of 2' x 2'. Three piece suite comprising of: Hot and Cold Taps to Pedestal Basin; Hot and Cold Taps to Bath; Wall-Mounted Electric Shower; WC; Heated Towel Rail; Wall-Mounted Electric Heater; Carpeted Flooring.

BEDROOM ONE

12' 1" (into robes) x 9' 1" (3.68m x 2.77m) Spacious double bedroom with: Built-in-Robes; Carpeted Flooring; Ceiling Light Fitting; Storage Heater.

BEDROOM TWO

10' 1" (into robes) x 6' 1" (3.07m x 1.85m) A good sized second bedroom comprising of: Built-in-Robes; Carpeted Flooring; Ceiling Light Fitting.

ADDITIONAL INFORMATION

159 Years Remaining on Lease
£230 (approx) pcm Maintenance and Service Charges
Council Tax Band B
Rochford Council

