

COUNTRYSIDE

ESTATES



53B Castle Lane, Hadleigh, SS7 2AL

£235,000 Leasehold

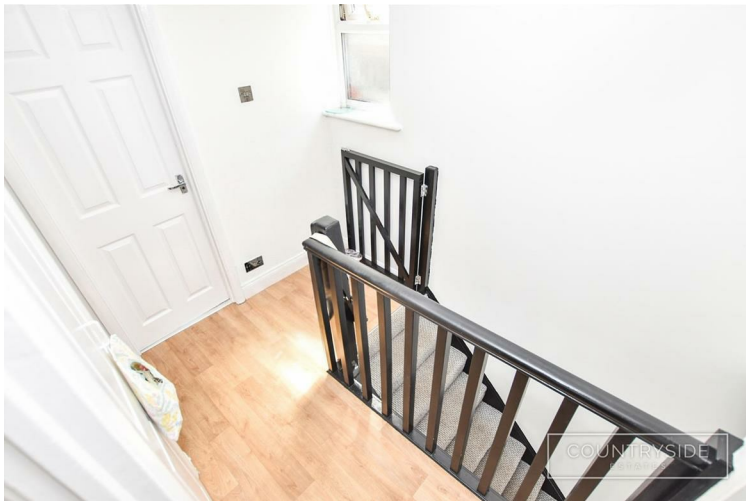
A WELL PRESENTED TWO-BEDROOM FIRST FLOOR FLAT WITH ITS OWN PRIVATE GARDEN, offering versatile living accommodation and the added benefit of an additional study / utility room.

Ideally situated within a short walk of Hadleigh's excellent shopping facilities, the property is also conveniently positioned close to the popular Hadleigh Country Park.

Long lease remaining of 156 years!

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Entrance Hall / Landing



Composite entrance door, vinyl flooring, coved artex ceiling, power points. Access to large boarded loft space.

Lounge 12'5" x 12'0" (3.78m x 3.66m)



Upvc window to front aspect, vinyl flooring, coved artex ceiling, spotlights, radiator and power points.

Kitchen 6'1" x 5'9" (1.85m x 1.75m)



Upvc window to side aspect, tiled flooring, coved artex ceiling, base and eye level units with laminate worktop, stainless steel sink with chrome mixer tap. Space for oven, dishwasher and dairy fridge. Power points.

Bedroom 1 14'0" x 7'6" (4.27m x 2.29m)



Upvc window to rear aspect, carpet, coved artex ceiling, radiator and power points.



Bedroom 2 8'11" x 8'9" (2.72m x 2.67m)



Upvc window to rear aspect, carpet, coved artex ceiling, radiator and power points.

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Shower Room 6'0" x 5'8" (1.83m x 1.73m)



Upvc window to side aspect, vinyl flooring, smooth plastered ceiling, fully tiled walls, wall mounted vanity unit with inset wash hand basin and chrome mixer tap. Corner shower cubicle with handheld shower feature and close coupled W/C.

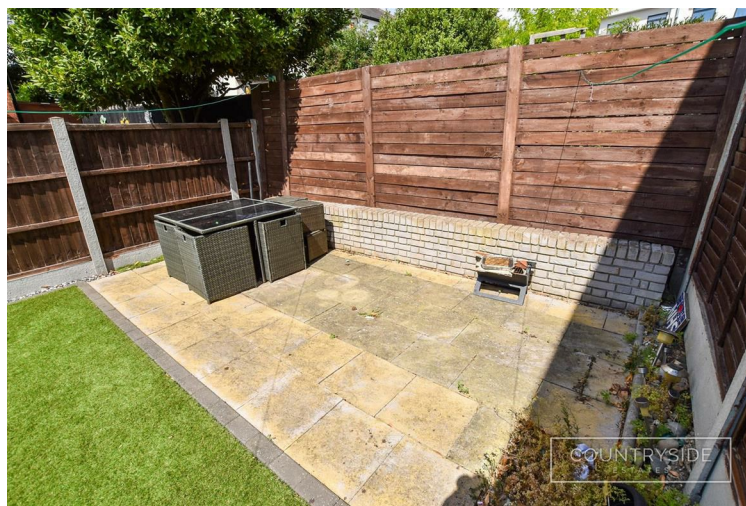
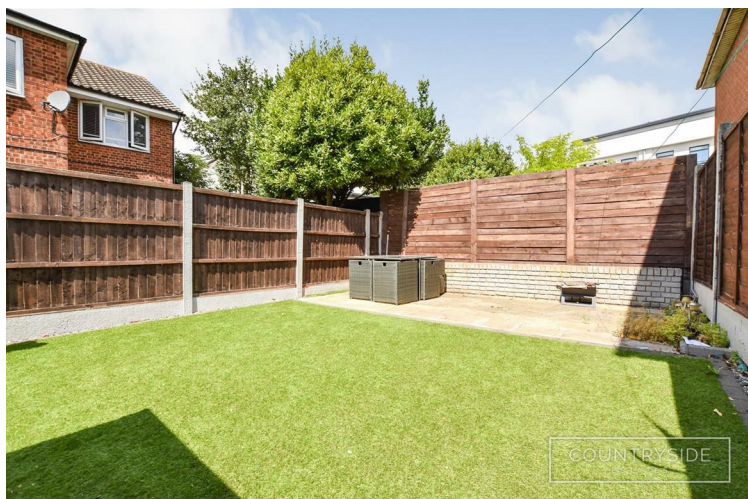
Study / Utility 7'2" x 6'0" (2.18m x 1.83m)

Upvc window to front aspect, carpet, coved artex ceiling, combi boiler, space for washing machine and tumble dryer.

Private Garden approx 30' x 18' (approx 9.14m x 5.49m)



Paved patio area with remainder laid astroturf, large shed for storage.



Council Tax

Band B

Lease Information

156 Years Remaining

Ground Rent - £50 Per Annum

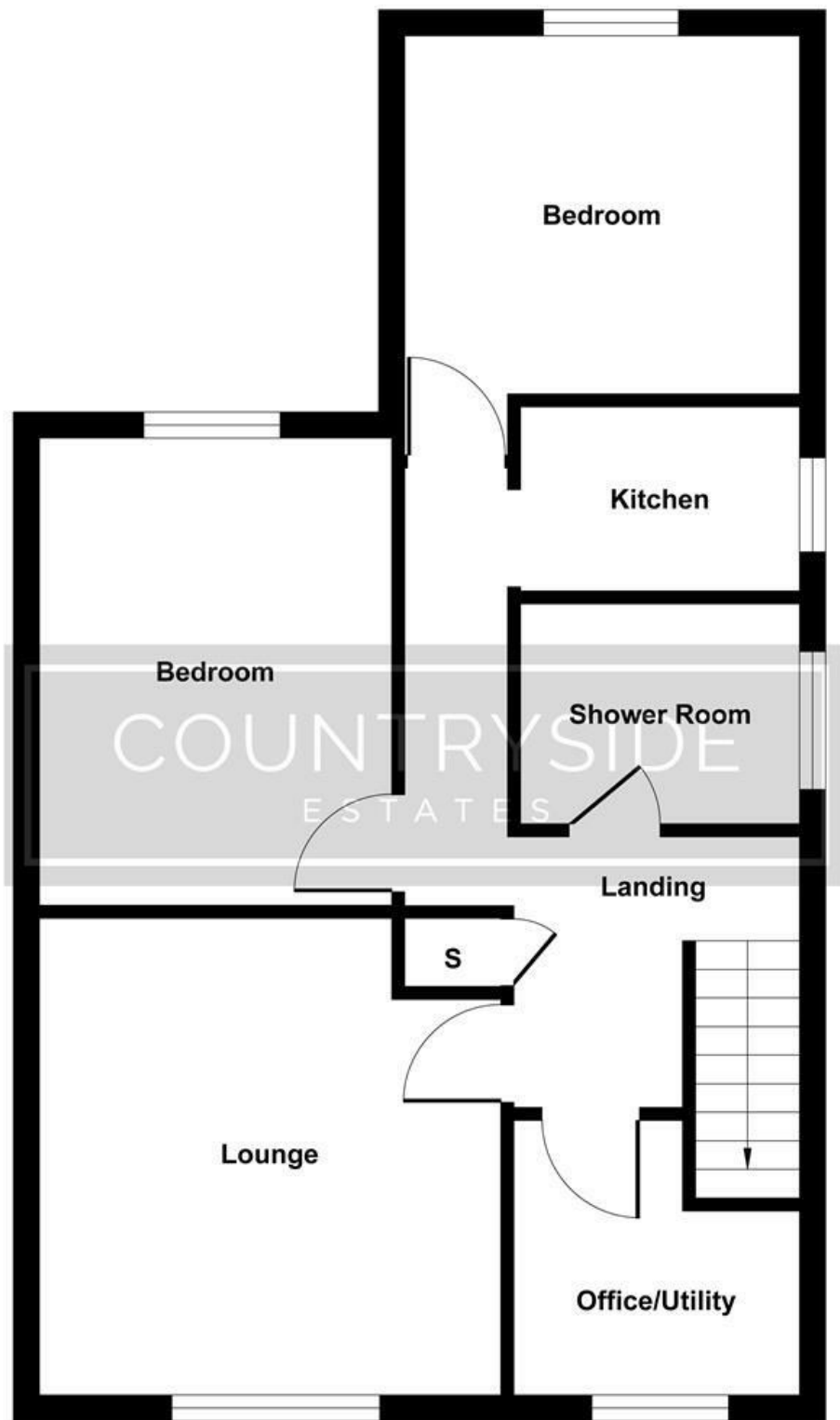
Service Charge - APPROX £780 Per Annum

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC





Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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