



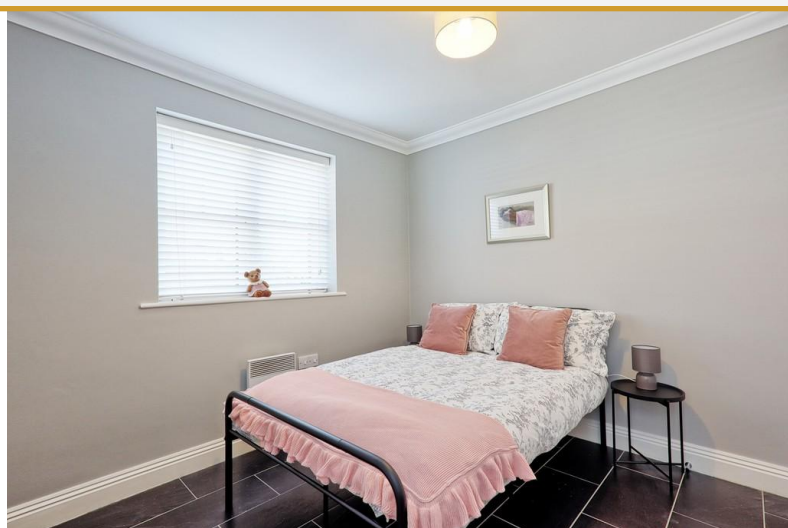
Brown & Brand



141 Hart Road
Thundersley, Benfleet, SS7 3QP

- Charming New England style development
- Large split level maisonette with personal front door
- Large dual aspect master bedroom
- 4 pc bathroom

£199,995





Property Description

Situated within a New England-inspired development, this spacious split-level maisonette offers comfort, character, and convenience in equal measure. Boasting its own private entrance, the property opens into a welcoming hallway leading to a beautifully tiled four-piece bathroom and a generous master bedroom complete with built-in wardrobes. Upstairs, you'll find a bright and expansive open-plan lounge and dining area – perfect for entertaining or relaxing – seamlessly connected to a contemporary fitted kitchen. Additional benefits include double glazing throughout and ample residents' and guest parking. With its unique layout, sought-after location, and move-in-ready condition, early viewing is highly recommended





ACCOMMODATION

Approached via personal half glazed entrance door, giving access through to

ENTRANCE HALL

Tiled floor. Electric heater. Wall mounted trip switches. Flat plastered ceiling with coving. Panelled doors to other rooms. Access to stairs to 1st floor landing with fitted carpet and spindle balustrade. Under stairs storage with hot water tank.

BATHROOM

Fitted in a four piece suite, comprising panelled bath, wash hand basin inset to vanity unit and close coupled WC and self-contained shower cubicle with plumbed in shower and glass screen. Tiled floor. Tiled walls. Obscure double glazed window to side. Flat plastered ceiling with coving. Electric towel rail. Shaver socket. Wall mounted heater.

BEDROOM

11' x 9' 7" (3.35m x 2.92m) Tiled flooring. Two double glazed windows to rear and side. Electric heater. Flat plastered ceiling with coving. Built-in double door storage/wardrobes.

OPEN PLAN LOUNGE/DINER/KITCHEN

17' 2" x 15' 5" (5.23m x 4.7m) Lounge area
Tiled floor. Electric heater. Flat plastered ceiling with coving. Two double glazed windows side.

Kitchen area

Fitted in the range of units offering cupboard and drawer packs to both ground and eyelevel. Inset stainless steel single bowl single drainer sink with mixer tap. Inset oven with hob. Space/plumbing for washing machine. Space for freestanding fridge freezer. Tiled floor. Flat plastered ceiling with coving.

EXTERNALLY

Property enjoys a rear paved courtyard with privacy fencing

PARKING

Large frontage providing off street parking for residence and guests with brick and wrought iron railings.





MATERIAL INFORMATION-

Lease – 105 years remaining

Service charge - £1000 per annum

Ground Rent - £100 per annum



Energy performance certificate (EPC)																			
FLAT 6 MAPLE GRANGE 141 HART ROAD 80 PARK LANE SS7 3QP	Energy rating	Valid until:	26 May 2021																
	D	Certificate number:	0150-2893-4050-2729-3625																
Property type	Ground-floor flat																		
Total floor area	49 square metres																		
Rules on letting this property																			
Properties can be let if they have an energy rating from A to E.																			
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).																			
Energy rating and score																			
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																	
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																	
For properties in England and Wales:		the average energy rating is D the average energy score is 60																	
The graph shows a staircase of energy ratings from A at the top to G at the bottom. Each rating has a corresponding score range. A green arrow points to the 'Potential' rating of C (score 74), and a yellow arrow points to the 'Current' rating of D (score 54). <table border="1"><thead><tr><th>Rating</th><th>Score Range</th></tr></thead><tbody><tr><td>A</td><td>91-100</td></tr><tr><td>B</td><td>81-90</td></tr><tr><td>C</td><td>69-80</td></tr><tr><td>D</td><td>54-68</td></tr><tr><td>E</td><td>39-53</td></tr><tr><td>F</td><td>21-38</td></tr><tr><td>G</td><td>1-20</td></tr></tbody></table>				Rating	Score Range	A	91-100	B	81-90	C	69-80	D	54-68	E	39-53	F	21-38	G	1-20
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GROUND FLOOR



1ST FLOOR



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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