



Brown & Brand



The Hawthorns
Hadleigh, SS7 2DP

- Exclusive Purpose-built block close to town centre
- One bedroom first floor flat
- Garage and parking to rear
- Attractive dual aspect lounge

£210,000





Property Description

Located close to Hadleigh town centre is this well presented purpose-built one bedroom first floor flat which is located in this exclusive and sought-after development. Accommodation provides communal hallways with security entry phone system to personal door, Central hallway, excellent sized master bedroom, bright dual aspect lounge, modern fitted kitchen with appliances and modern three-piece bathroom. Externally the block has communal front and rear gardens with bin storage. Parking via a detached brick-built garage to rear accessed via a substantial block paved drive way.



ACCOMODATION APPROACH

Via communal security. Entry phone system. Entrance door giving access to all floors. Personal entrance door giving access through to;

ENTRANCE HALL

Wood effect laminate flooring. Flat plastered ceiling with coving. Wall mounted thermostat control. Security entry phone system. Panelled doors giving access to all rooms. Built-in storage cupboard containing trip switches.



KITCHEN

10' 6" x 6' 9" (3.2m x 2.06m) Fitted in a modern range of units to ground and eyelevel with contrasting worksurface over. Inset oven and grill with gas 4 ring hob with extractor hood over. Space for freestanding fridge. Freestanding dishwasher and washing machine with plumbing. Wall mounted boiler for central heating and hot water. Wood effect laminate flooring. Tiled splashbacks. Flat plastered ceiling with spotlights. Obscure UPVC double glazed window to side.



BATHROOM

Fitted in a modern white three-piece suite, comprising panelled bath with plumbed in shower over with folding glass screen. Hand wash basin. Inset to vanity unit. W/C. Tiled floor and walls. Radiator. Shaver socket. Flat plastered ceiling with spotlights and extractor fan.

LOUNGE

17' x 10' 1" (5.18m x 3.07m) Wood effect laminate flooring. Two radiators. Flat plastered ceiling with coving. UPVC double glazed windows to front and flank.



BEDROOM ONE

18' 8" x 9' 2" (5.69m x 2.79m) Carpet. Radiator. UPVC double glazed window to front. Flat plastered ceiling with coving. Wardrobes with sliding door



EXTERNALLY

PARKING

Parking is provided via brick built pitched roof detached garage set to the rear of the development. Accessed via substantial block paved drive way communal driveway.

COMMUNAL GARDENS

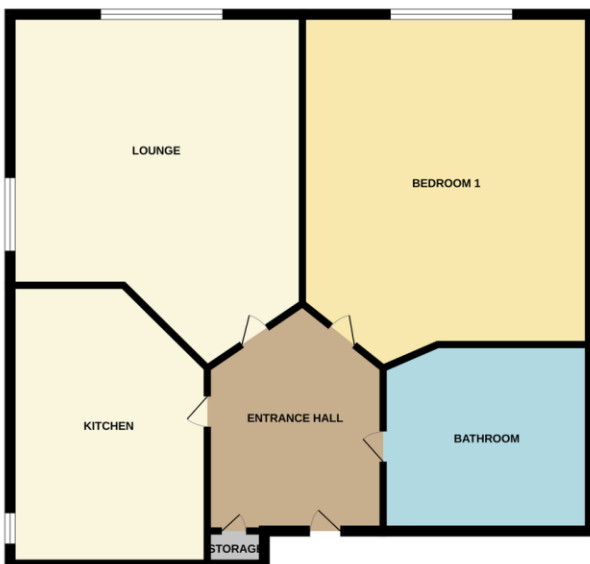
Lawn areas to rear with matching front gardens. Gated bin area.



MATERIAL INFORMATION

- Service Charge - £1,250.00 (Yearly)
- Ground Rent - £100.00 (Yearly)
- Leasehold – (101 Years)

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should not be relied on without the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrage ©2025

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------------------------|--|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|------|------|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|
| Flat 8 The Heathcote Medway Road BENFLEET SS7 2DP | Energy rating C | Valid until: 22 January 2033 Certificate number: 3337-9429-7200-0517-3226 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Mid-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 C. 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. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td>69 C</td><td>69 C</td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | 69 C | 69 C | 55-68 | D | | | 39-54 | E | | | 21-38 | F | | | 1-20 | G | | | For properties in England and Wales: the average energy rating is D the average energy score is 60 |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92+ | A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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