



Brown & Brand



Willow Lodge, Hart Road
Thundersley, SS7 3PQ

- Two Bedroom ground floor retirement flat
- Good size lounge with French doors leading to communal gardens
- Located in the heart of Thundersley Village
- Three piece shower room & modern kitchen

£160,000





Property Description

Located in this sought-after retirement complex, just moments from Thundersley Village, is this spacious two-bedroom ground floor apartment, offered with no onward chain.

The accommodation comprises a welcoming entrance hallway, two double bedrooms, a modern fitted kitchen, and a bright lounge to the front with patio doors opening directly onto the beautifully maintained communal gardens.

Residents also benefit from a communal lounge area, well-kept communal gardens, and ample parking to the front for both residents and visitors. This delightful property is exclusively available to those aged 55 and over, offering a peaceful and convenient lifestyle in a desirable location.



ACCOMODATION COMPRISES

Approached via security entry system with communal hallway giving access to each individual apartment, lifts or stairs to 2nd floor, personal entrance door giving access to:

ENTRANCE HALLWAY

Laminate flooring, storage heater, cupboard housing heating system, storage cupboard housing electric meter. Door to:

SHOWER ROOM

Modern three-piece suite comprising pedestal wash hand basin, WC, shower cubicle, partly tiled walls, lino flooring, extractor fan.

BEDROOM ONE

11' 6" x 9' 5" (3.51m x 2.87m) Double glazed window to side, fitted carpet, smooth plastered ceiling with coving, storage heater.

BEDROOM TWO

11' 6" x 9' 5" reducing to 6'10 (3.51m x 2.87m) Double glazed window to front, laminate flooring, storage heater, smooth plastered ceiling with coving.

KITCHEN

12' 2" x 6' 5" (3.71m x 1.96m) Kitchen is fitted with modern units with laminate worksurfaces over incorporating stainless steel sink unit with tap and drainer fitted four ring electric hob with extractor fan above . Washing machine . Fitted electric oven. Tiled splashbacks, space for free standing fridge freezer, smooth plastered ceiling, double glazed window to front..

LOUNGE

17' 10" x 9' 3" (5.44m x 2.82m) Double glazed French doors to front with access to garden . Carpet. Smooth plastered ceiling with coving . Electric storage heater.

EXTERNALLY

Residents have access to a welcoming communal lounge, which also features a small kitchen area with tea and coffee making facilities- ideal for socialising with neighbours and guests.

The development is surrounded by well maintained communal gardens with seating areas for residents to enjoy. Ample parking is available to the front for both residents and visitors.





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Material Information

The floor plan shows a 3-bedroom house with the following layout:

- Lounge:** A large light yellow room on the left side.
- Kitchen:** A light yellow room at the top center.
- Bedroom 2:** A light yellow room on the top right.
- Bedroom 1:** A light yellow room on the bottom right.
- Entrance Hall:** A central brown hallway connecting the rooms.
- Shower Room:** A light blue room located between the entrance hall and Bedroom 1.
- Cupboards:** Two small grey rectangular areas are located near the entrance hall, one above and one below the shower room.

Windows are indicated by white lines with multiple panes on the exterior walls of the lounge, kitchen, and bedrooms. The entrance is shown as a doorway into the entrance hall from the bottom left.

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Energy performance certificate (EPC) - Find an energy efficiency - GOV.UK

Energy performance certificate (EPC)

Part 2

House Lodge

SE10 1T1

S17 1PC

Energy rating

C

Valid until

2 March 2035

Certificate number

0300-3088-0420-2322-0716

Property type

Ground-floor flat

Total floor area

55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can need 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 A.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

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 50

The graph displays energy ratings (A to G) on the vertical axis and energy scores (69 to 1) on the horizontal axis. A green arrow points from the current rating of C (score 69) to the potential rating of A (score 92).

Energy Rating	Score Range
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current: Potential

72.5 (A) 69.0 (C)