



Brown & Brand



Lewes Way  
Thundersley, SS7 3RZ

- Bold corner plot with extensive parking & garage to rear
- Modern and deceiving 2 bed semi-detached bungalow
- Modern upgraded kitchen & shower room
- Large lounge

**Offers In Excess Of £325,000**





## Property Description

### OFFERS IN EXCESS OF £325,000

Occupying a prominent corner plot, this well-presented and surprisingly spacious semi-detached bungalow offers comfortable single-level living and has been carefully maintained throughout. The property features two well-proportioned bedrooms, a generous lounge ideal for relaxing or entertaining, a modern fitted kitchen complete with integrated appliances, and a stylish upgraded three-piece shower room. Externally, the home benefits from extensive off-road parking provided by a substantial frontage, along with the added advantage of a garage to the rear. Further features include gas central heating and double glazing, ensuring comfort and efficiency all year round. Offered to the market with no upward chain, this attractive property provides an excellent opportunity for buyers seeking a move-in-ready home. Early viewing is highly recommended to fully appreciate all that this property has to offer.



## ACCOMMODATION

Accommodation approached via entrance porch with double glazed entrance door giving access through to

## ENTRANCE HALL

Carpet. Radiator. Doors to all rooms. Access to loft.

## SHOWER ROOM

Re-fitted in a modern white three-piece suite comprising large corner shower cubicle with glass screen and twin head shower, close coupled WC and pedestal wash hand basin. Storage cupboards to one wall with worktop over. Tiled floor and most walls. Radiator/towel rail. Obscure double glazed lead light window to rear. Flat plastered ceiling with spotlights.



## BEDROOM 1

10' 9" x 10' 4" (3.28m x 3.15m) Carpet. Radiator. Double glazed lead light window to front and side. Coved ceiling. Built-in wardrobes.

## BEDROOM 2

9' 9" x 7' (2.97m x 2.13m) Carpet. Radiator. Double glazed lead light window to side. Coved and artexed ceiling. Built-in cupboard housing meters and upgraded trip switches.



## KITCHEN

12' 6" x 10' 8" (3.81m x 3.25m) Re-fitted in modern-coloured units to both ground and eyelevel with contrasting worktops over. Inset coloured one and a half bowl single drainer sink unit with mixer tap. Integrated oven and grill. Induction hob with extractor hood over. Space and plumbing for washing machine and fridge freezer. Integrated dishwasher. Tiling to most walls. Artexed ceiling with spotlights. Radiator. Double glazed lead light window and door to rear.

## LOUNGE

21' 2" x 10' 8" (6.45m x 3.25m) Carpet. Two radiators. Double glazed lead light bay window to front. Coved and artexed ceiling. Central chimney breast with brick hearth.

## EXTERNALLY

## REAR GARDEN

Laid to lawn with privacy fencing and imprinted concrete pathways. Wide side access with privacy gate.

## PARKING

Via large in printed concrete frontage which extends to one side. Boundary brick wall.





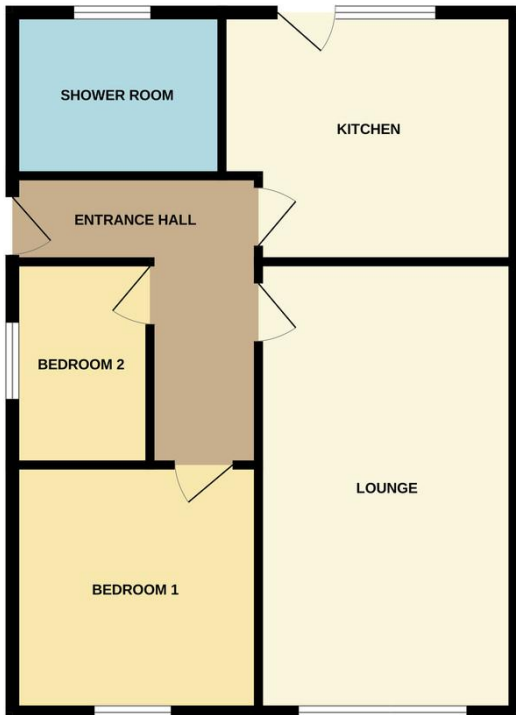
## GARAGE

Set to rear with up and over door and personal door side.  
(Currently not accessible by car due to fencing but easily reinstated)



Material Information  
Powered by kotini

GROUND FLOOR



**Energy performance certificate (EPC)**

2 Leas Way BENFLEET SS17 9JZ	Energy rating <b>D</b>	Valid until: 19 March 2036
Property type Semi-detached bungalow		Certificate number: 8736-0327-7400-9811-4295
Total floor area 64 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) (<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.

[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 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	77	86
39-54	E		
21-38	F		
1-20	G		