Kempsters
ESTATE AGENTS

235 Seabrooke Rise
Grays RM17 6BL

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Asking price
£187,000

This spacious three bedroom split level maisonette is situated in a convenient location within easy walking distance of Grays town centre and train station. Features include gas central heating, double glazing, lounge with door to balcony, kitchen and modern shower room. 360 VIRTUAL TOUR AVAILABLE.

- Gas Central Heating

- Double Glazing

- Lounge 16'1 x 13'7>10'

- Kitchen 9'5 x 8'2

- Bedroom One 14'3 x 9'7

- Bedroom Two 13'5 x 9'7

- Bedroom Three 9'2 x 6'4

- Stylish Shower Room

- External Storage Area

- Close To Grays Town Centre

ENTRANCE

This property has a communal entrance and parking and has a stairway leading to the first floor where a UPVC double glazed entrance door with a security viewer leads into:-

HALLWAY
14'7" x 6'4" (4.45 x 1.93)

A long hallway with a textured ceiling, papered walls, fitted carpet, radiator, built in storage cupboard housing a gas central heating boiler, a stairway leading to the upper level and doors leading into:-

WC
4'4" x 3'5" (1.32 x 1.04)

This WC is located in the hallway on the lower level and has a sliding door, textured ceiling with papered walls, fitted carpet and a small wall mounted hand wash basin.

KITCHEN
9'5" x 8'2" (2.87 x 2.49)

Textured ceiling with central light, double glazed full width window to front, papered walls, several eye and base units with a formica top, stainless steel sink with twin taps, two built in storage cupboards, radiator and spaces for free standing gas cooker, washing machine and fridge.

LOUNGE
16'1" x 13'7" >10'0" (4.90 x 4.14 >3.05)

Textured ceiling with twin lights, papered walls, full width double glazed windows to rear, fitted carpet, radiator and door leading to balcony.

LANDING
9'10" x 6'3" (3.00 x 1.91)

Textured ceiling with a central light, papered walls, fitted carpet, radiator, two built in storage cupboards one housing the immersion tank, loft access and doors leading to:-

BEDROOM ONE
14'3" x 9'7" (4.34 x 2.92)

Textured ceiling with central light, papered walls, full width double glazed windows to rear, fitted carpet, built in storage cupboard and radiator.

BEDROOM TWO
13'5" x 9'7" (4.09 x 2.92)

Textured ceiling with central light, papered walls, full width double glazed windows to front, fitted carpet, built in storage cupboard and radiator.

BEDROOM THREE
9'2" x 6'4" (2.79 x 1.93)

Textured ceiling with central light, papered walls, full width double glazed windows to rear, fitted carpet and radiator.

SHOWER ROOM
7'11" x 6'4" (2.41 x 1.93)

Textured ceiling with central light, papered walls, full width double glazed window to front, suite comprising shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled walls, fitted carpet.

EXTERNAL STORAGE

There is an external storage room/shed located on the ground floor.

LEASE & SERVICE CHARGES

We have been informed by the owner of the following:
Lease Remaining 90years.
Ground Rent is £10 per year
Service Charge is £1200 per year paid Quarterly
Council Tax Band B £1000

Balcony

Lounge

15' 10"

13' 7"

10'

3' 3"

Closet   Closet Closet

Hall

Kitchen

8' 2"

Toilet

4' 3"

8' 9"   2' 6"   3' 5"

9' 5 1/4"   3'

9' 7"   6' 2"

8' 9"   6' 2"

Bedroom 1   Bedroom 3

14' 9"   9' 2"

Closet   Closet   Closet

Landings

13' 5"

Bedroom 2   Closet   2' 6"

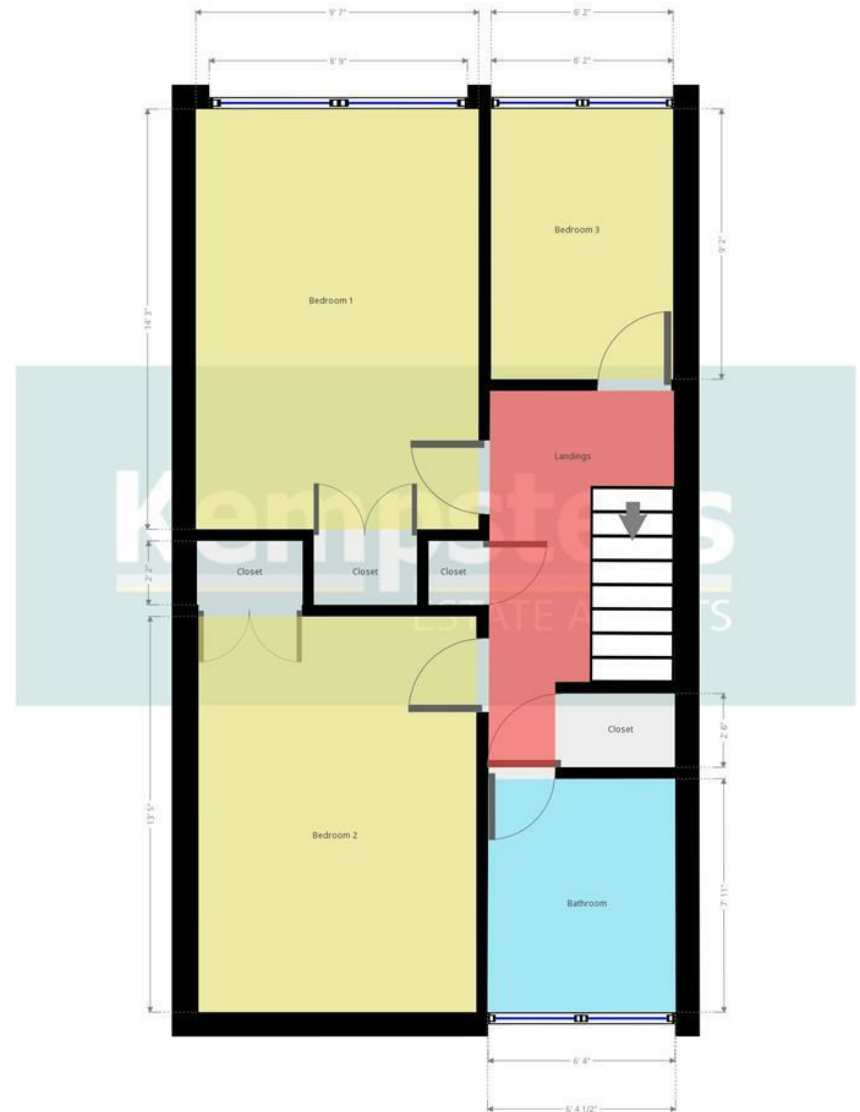Bathroom   7' 11"

6' 4"

5' 4 1/2"

Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown.
This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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