



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Chapel Lane, Benfleet



**Morgan Brookes believe** – This well-sized two bedroom semi-detached bungalow is ideally positioned in the heart of Hadleigh, just moments from the Memorial Recreation Ground. Offering two spacious bedrooms, a large living room, private garden & driveway parking, it's perfect for families seeking comfort and convenience. Located within the King John School catchment, with easy access to the A13 and excellent transport links.

### Key Features

- Available Now.
- Two Great-Sized Bedrooms.
- Spacious Living Room.
- Recently Fitted Kitchen & Bathroom.
- Catchment for King Johns Secondary School
- Situated Next to Memorial Recreation Ground.
- Easy access to A13.
- Sought After Hadleigh Location.
- Great Transport Links

**Monthly Rental Of  
£1,700**

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# Chapel Lane, Benfleet

## Hallway

Carpet flooring, picture rail, loft access, fuse board and electric meter. Built-in low-level storage cupboard housing the gas meter. Doors leading to:

## Bedroom One

12' 8" x 9' 5" (3.86m x 2.87m)

Carpet flooring, picture rail, Radiator, double glazed window to front aspect. Wall-mounted tiled electric heater (Not in use – feature only)

## Bedroom Two

13' 2" x 11' 4" (4.01m x 3.45m)

Carpet flooring, Radiator, part-panelled walls, double glazed bay window to front aspect.

## Shower Room

7' 6" x 7' 2" (2.28m x 2.18m)

Works currently incomplete. A new shower suite is due to be installed. Obscure double-glazed window to side aspect.

## Living Room

13' 3" x 13' 3" (4.04m x 4.04m)

Carpet flooring, large double-glazed window to rear aspect, tiled fire surround, internal door leading to kitchen.

## Kitchen

10' 7" x 9' 8" (3.22m x 2.94m)

Partially fitted and currently incomplete. Space allocated for boiler. Double glazed window to rear and uPVC double glazed door providing access to side.

## Rear Garden

Mainly laid to lawn with a patio area.

## Garage

The garage is included as part of the tenancy; however, it is not currently accessible due to ongoing roof repairs. The space is expected to be made available within 1–2 months of the tenancy start date. Plumbing for a washing machine will also be installed in the garage as part of these works.

## Proposed Works (as confirmed by Landlord)

General internal works due for completion by 13th August 2025 Garage is included in the let but is currently not usable due to a damaged, leaking roof. Repairs are expected to be completed within 1–2 months. - Plumbing for a washing machine will also be installed in the garage during this time. External painting of the property is scheduled for May 2026 Gardens (front and rear) will be cut back prior to tenancy. - The large tree in the rear garden is due to be removed at a later date (TBC).

## Additional Information

Rent: £1,700.00 PCM

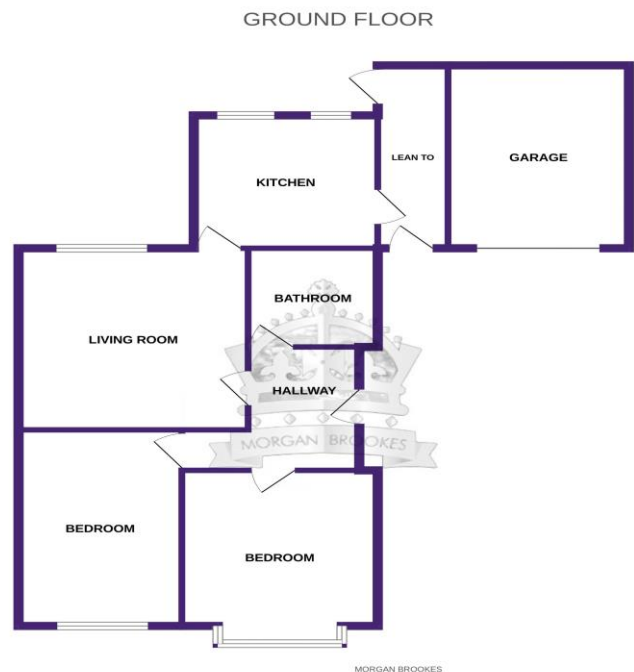
Deposit: £1,961.54

Holding Deposit: £392.31

Tenancy Length: Minimum 6 Months

EPC Rating: E

Available: Now!



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MorganBrookes.co.uk

**Local Authority Information**  
**Castle Point Borough Council**  
**Council Tax Band: C**

**01268 755626**

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**£1,700**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.