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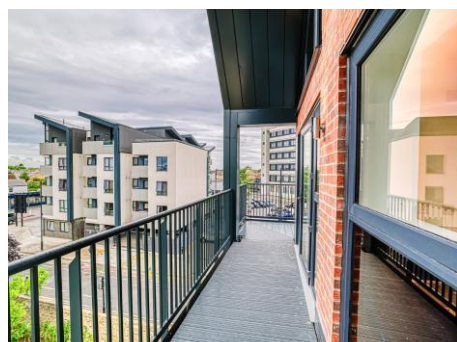
HUNT ROCHE

The Estate Agent



Asking Price: £440,000

Apartment 52, Haydn Place, Brighten Road, Southend-On-Sea, Essex, SS1 1GD



Thoughtfully Designed. Beautifully Finished.

Made for living your way, these beautifully designed two bedroom apartments offer the perfect combination of space, flexibility and contemporary comfort. Extending to approximately 776.7 sq ft (72.2 sq m), the thoughtfully planned accommodation around a spacious open plan Living Room/Diner with direct access to a private south-facing balcony or terrace (plot dependent), providing the ideal setting to relax, entertain or simply enjoy the sunshine. The impressive Principal Bedroom benefits from a walk-in wardrobe and stylish En-Suite Shower Room, while the generous second double Bedroom offers excellent versatility for visiting family, hobbies or a separate study. A beautifully appointed Shaker-style Kitchen with integrated Bosch appliances, a separate contemporary Shower Room and a practical Utility Cupboard complete a home designed to make everyday living effortless, allowing you to enjoy retirement with comfort, independence and complete peace of mind.



Typical Two Bedroom Apartment Measurements:

Living Room/Diner (max – providing direct access to a Balcony/Terrace*): 23'3" x 11'10" (7.09m x 3.61m)

Kitchen (max): 7'11" x 7'3" (2.41m x 2.21m)

Utility Cupboard

Bedroom One (max): 12'8" x 9'9" (3.86m x 2.97m)

En Suite (max): 7'3" x 6'9" (2.21m x 2.06m)

Bedroom Two: 10'6" x 9'4" (3.20m x 2.84m)

Shower Room (max): 7'3" x 5'2" (2.21m x 1.57m)

Approximate Total Area: 776 sq ft (72.09 sq m)

Please note: The following room dimensions are provided as a guide only and relate to a typical two bedroom apartment. Measurements, layouts and balcony/terrace arrangements may vary between individual plots. External space may comprise either a private balcony or terrace, depending on the individual apartment. Layouts and dimensions may vary between plots.

Overview: Haydn Place presents an exceptional collection of beautifully designed retirement apartments by the award-winning McCarthy Stone, created exclusively for the over 60s.

Designed to provide the perfect balance of comfort, security and independent living, these generously proportioned apartments extend to approximately 776.7 sq ft (72.2 sq m) and offer thoughtfully planned accommodation finished to a high specification. The spacious open plan Living Room/Diner, with direct access to a private balcony or terrace (plot dependent), is complemented by a beautifully appointed Shaker-style Kitchen featuring integrated Bosch appliances. The impressive Principal Bedroom benefits from a walk-in wardrobe and luxurious En-Suite Shower Room, whilst the second double Bedroom is served by a separate contemporary Shower Room. A practical Utility Cupboard provides additional storage and laundry space, enhancing everyday convenience.

Residents enjoy an outstanding range of communal facilities, including an elegant residents' lounge with Wi-Fi, providing the perfect place to socialise, relax or entertain visiting friends and family. Outside, the beautifully landscaped walled gardens offer attractive seating areas, creating a peaceful setting to enjoy the warmer months. The development further benefits from a welcoming Guest Suite for visitors, lift access to all floors, EV charging points, secure camera entry and the reassurance of an on-site House Manager during office hours, complemented by a 24-hour emergency call system. Well-behaved pets are also welcome, subject to the development's terms.

Ideally positioned within easy reach of supermarkets, cafés, restaurants, healthcare facilities and everyday amenities, Haydn Place also enjoys excellent transport links and is just a short distance from Southend's renowned seafront and world-famous pier, allowing residents to enjoy the very best of coastal living. Shared Ownership is available on selected apartments, offering a flexible route to home ownership.

Ownership Options:

Shared Ownership (Example based on a 50% share)

- Two Bedroom Apartments – From £172,500 plus approximately £396 PCM rent

Please note: If purchasing a 75% share, no monthly rent is payable on the remaining equity.

Outright Purchase

- Two Bedroom Apartments – Contact Hunt Roche for further information

Rental Apartments

- Two Bedroom Apartments – From £2,875 PCM

Prices, rent, availability and Shared Ownership terms are correct at the time of publication but may be subject to change. Please contact Hunt Roche for the latest availability, eligibility criteria and current pricing.

Estimated Annual Service Charge*

1 Bedroom Apartments: £2,577.84 per annum (approx. £214.82 pcm)

2 Bedroom Apartments: £3,866.73 per annum (approx. £322.23 pcm)

Service charges are provided as a guide and are subject to change.

Disclaimer:

All information, floor plans, measurements and specifications are provided for guidance purposes only. Photographs may include communal areas, show apartments and other plots within the development and should not be relied upon as representing the specific apartment available for sale. Room dimensions, layouts, specifications and finishes may vary between individual apartments. Prospective purchasers should verify all information through their legal representative and the developer prior to exchange of contracts.

PRELIMINARY DETAILS - AWAITING VERIFICATION



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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 7/13/2026