

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Princes Avenue, Thundersley, Benfleet, SS7 3AZ



### GUIDE PRICE £200,000

WILLIAMS and DONOVAN are delighted to offer for sale this lovely purpose built one bedroom first floor maisonette, which is situated in a quiet cul-de-sac location, within a short walk of the many amenities on offer in Thundersley Village. The property benefits from having a lounge measuring 15' 1"; bedroom measuring 13' 1"; private garden and a garage. EXTENDED LEASE – 167 YEARS APPROX. EPC rating - E. Our ref: 15430

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

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# Princes Avenue, Thundersley, Benfleet, SS7 3AZ

Accommodation comprises:

Entrance via uPVC double glazed door to:

## ENTRANCE HALL

Stairs to:

## FIRST FLOOR LANDING 14' x 6' 6" (4.27m x 1.98m)

Loft access hatch. UPVC double glazed window to side aspect. Storage cupboard. Electric wall mounted heater. Doors to:



## LOUNGE 15' 1" x 10' 6" (4.6m x 3.2m)

UPVC double glazed window to front aspect. Feature fireplace with electric fire insert. Laminate wood effect flooring.



## KITCHEN 9' x 6' 6" (2.74m x 1.98m)

UPVC double glazed window to rear aspect. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink. Tiled splashback. Inset 4 ring electric hob with extractor hood over and twin electric oven under. Washing machine and fridge/freezer to remain. Laminate wood effect flooring.



## BEDROOM 13' 1" x 10' 6" (3.99m x 3.2m)

Two uPVC double glazed windows to front aspect. Mirrored wardrobe to remain.



### **BATHROOM 6' 6" x 5' 7" (1.98m x 1.7m)**

Obscure uPVC double glazed window to front aspect. Three piece white suite comprising enclosed w/c; vanity mounted wash hand basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Tiled walls. Tiled floor.



### **OUTSIDE OF PROPERTY:**

The private **REAR GARDEN** measures approx. 20' and is accessible by a side gate. Low maintenance being paved throughout. Shed to remain.



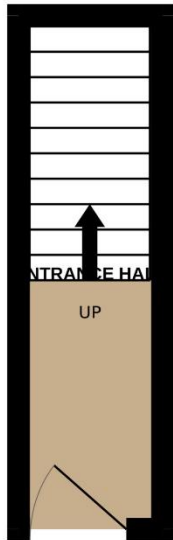
**GARAGE** in nearby block with up and over door.



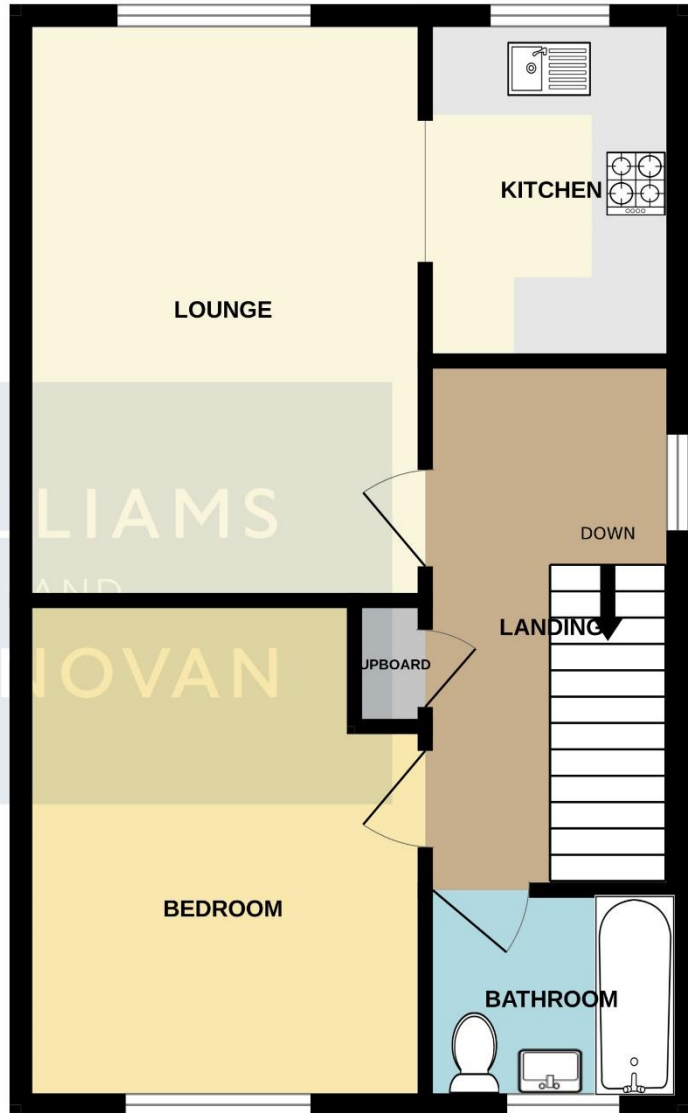
**Agent's Note:**  
Lease length - 167 years.  
Ground rent - £150 per annum.  
No service charges.

GROUND FLOOR  
49 sq.ft. (4.6 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.5 sq.m.) approx.



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TOTAL FLOOR AREA : 528 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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.