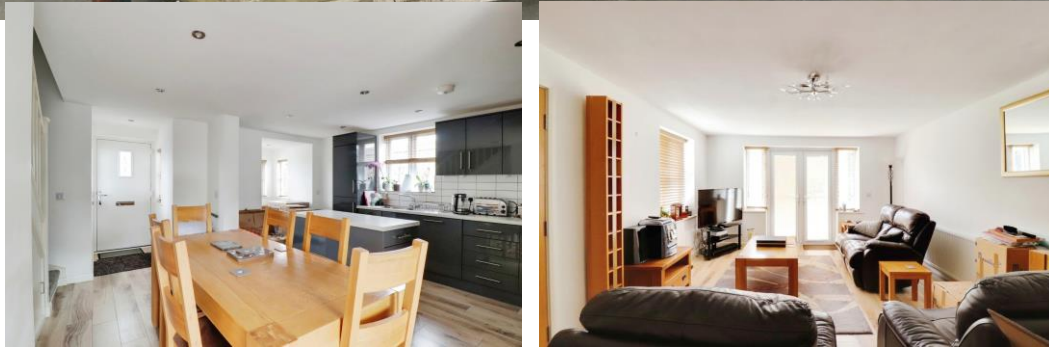


EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## Essex Way, South Benfleet, SS7 1LT



**GUIDE PRICE £475,000 - £495,000**

WILLIAMS and DONOVAN are delighted to have the opportunity to market this historic property, which is part of the history of South Benfleet, having originally been one of the original poor houses known as "The Moorings", but which was extended and extensively refurbished in 2016.

Currently configured as a cottage style dwelling with many character features, this unique property has three/four bedrooms; spacious lounge; modern kitchen/family room; ground floor cloakroom; South backing rear garden and with off street parking to the rear, is less than half a mile from Benfleet station and Conservation Area, and within easy reach of local shops, restaurants, cafés, shops and schools. EPC rating - C. Our ref: 15013

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

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# Essex Way, South Benfleet, SS7 1LT

Accommodation comprises:

Entrance via composite door to:

## RECEPTION HALLWAY

Two double glazed windows to side. Opening to:

## KITCHEN/FAMILY ROOM 19' 2" reducing to 14' 6" x 8' (5.84m > 4.42m x 2.44')

Skimmed ceiling with spotlights inset. Double glazed French style doors, with fitted blinds, leading to and overlooking REAR GARDEN. Double glazed window, with fitted blinds, to side aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Fitted with a range of modern base, eye level and floor to ceiling units with roll edged working surfaces. Inset one and a quarter bowl stainless steel sink drainer with chrome mixer tap. Inset electric hob with stainless steel extractor over and electric oven under. Integrated dishwasher. Integrated fridge/freezer. Triple aspect alcove to front. Radiator. Doors to:



## UTILITY ROOM 8' 8" x 4' 1" (2.64m x 1.24m)

Skimmed ceiling with spotlights inset. Double glazed window, with fitted blinds, to rear aspect. Range of base and eye level units with roll edged working surfaces. Space and plumbing for washing machine. Space for tumble dryer. Cupboard housing Vaillant combi boiler. Wall mounted consumer unit. Extractor fan.

## LOUNGE 20' 7" x 12' 9" approx. (6.27m x 3.89m)

Skimmed ceiling. Double glazed French style doors, with fitted blinds, providing access to and overlooking REAR GARDEN. Two double glazed windows, with fitted blinds, to rear aspect. Further double glazed window to side, with fitted blinds, to side aspect. Radiator. Door to GROUND FLOOR CLOAKROOM. Door to:



## GROUND FLOOR BEDROOM 12' 10" x 8' into alcove (3.91m x 2.44m)

Skimmed ceiling. Triple aspect alcove. Radiator.



## GROUND FLOOR CLOAKROOM

Skimmed ceiling. Two piece white suite comprising close coupled w/c and vanity mounted hand wash basin with tiled splashback. Radiator.

## FIRST FLOOR LANDING

Skimmed ceiling with spotlights inset and some restricted headroom. Eaves storage cupboard. Doors to:

## BEDROOM ONE 15' 2" x 11' 6" (4.62m x 3.51m)

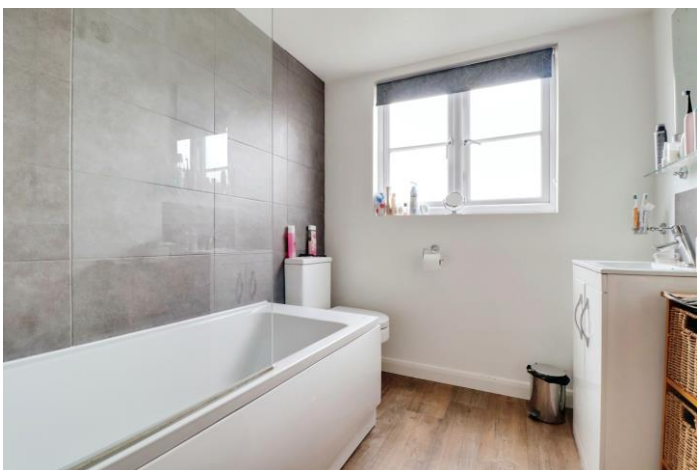
Skimmed ceiling with spotlights inset. Double glazed window, with fitted blinds, to front aspect. Further double glazed window, with fitted blinds, to side aspect. Radiator.



**BEDROOM TWO 12' 9" x 8' 2" (3.89m x 2.49m)**  
 Skimmed ceiling with spotlights inset. Double glazed window, with fitted blinds, to front aspect. Radiator. Open plan to walk in wardrobe/storage area.

**BEDROOM FOUR/LOFT ROOM 14' 7" x 7' 4" (4.44m x 2.24m)** Skimmed ceiling with inset spotlights and some restricted headroom. Radiator. Agent's Note: There is no window in this room.

**FAMILY BATHROOM 7' 5" x 6' 6" (2.26m x 1.98m)**  
 Skimmed ceiling with spotlights inset. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with tiled splash backs, panelled bath with glass screen, shower over and mixer taps. Part tiled walls. Heated towel rail.



**OUTSIDE OF PROPERTY:**  
 To the **FRONT** of the property is a lawned area with block paved pathway to front door and continuing round to rear. Shrub hedging and fencing to front and side boundaries. External lighting.

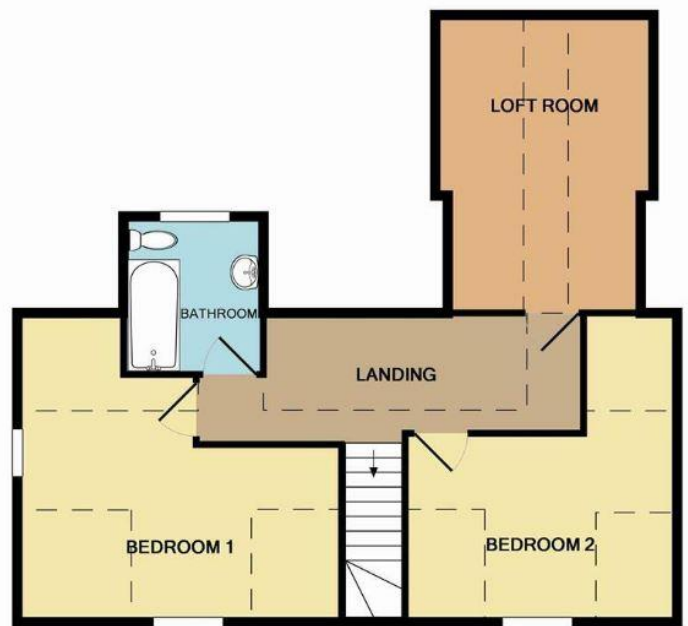
The **REAR GARDEN** is South backing and measures approx. 40' x 30'. Landscaped garden commencing

with patio area and steps leading up to lawn. Various flower beds planted with mature plants and shrubs. Shed to remain. The rear of the garden is also block paved with double gated access from Grosvenor Road providing off street parking for two/three vehicles. External lighting. Outside tap.





GROUND FLOOR  
APPROX. FLOOR  
AREA 741 SQ.FT.  
(68.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.2 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.0 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

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