

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

South View Road, South Benfleet, SS7 5NA



£245,000

We are pleased to offer for sale with NO ONWARD CHAIN, this two bedroom first floor flat situated in close proximity to High Road shops and amenities, and just over a mile from Benfleet station. With a long lease of approx. 147 years, the property benefits from having a 13' 9" kitchen; 15' 3" lounge; two good sized bedrooms; balcony and shared gardens front and back, this property would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - TBC. Our ref: 16210

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

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South View Road, South Benfleet, Essex, SS7 5NA

Accommodation comprises:

Entrance via double glazed door to communal hallway. Stairs to FIRST FLOOR. Personal entry door to:

HALLWAY

Skimmed ceiling. Wall lighting. Radiator. Laminate flooring. Solid oak doors to:

LOUNGE 15' 3" x 12' 0" max. into bay (4.65m x 3.66m)

Skimmed ceiling. Double glazed bay window to front aspect. Further double glazed window to front aspect. Feature cast iron fireplace. Radiator. Solid oak flooring.



KITCHEN 13' 9" x 6' 3" (4.19m x 1.91m)

Skimmed ceiling. Double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Space for cooker. Space for fridge/freezer. Space for washing machine. Wall mounted combi boiler (which we believe is 2-3 years old). Tiled floor.



BEDROOM ONE 12' 8" x 11' 0" (3.86m x 3.35m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors leading to BALCONY with steps down to REAR GARDEN. Fitted wardrobes. Radiator. Laminate flooring.



BEDROOM TWO 12' 0" x 6' 4" (3.66m x 1.93m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Laminate flooring.



BATHROOM 6' 7" x 6' 1" (2.01m x 1.85m)

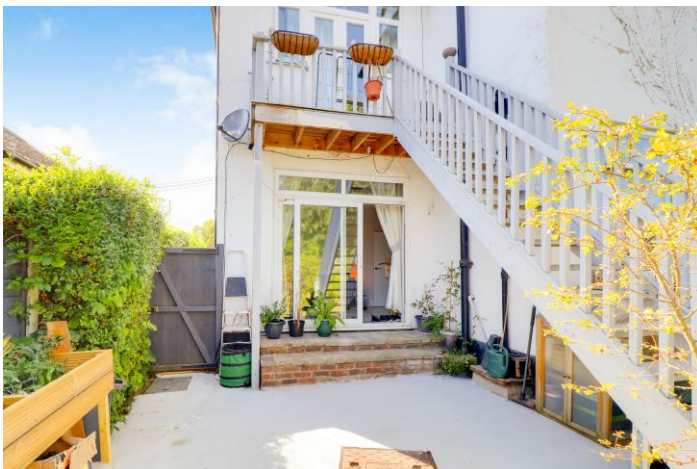
Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and P-shaped bath with shower attachment. Part tiled walls. Radiator.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shared lawn area with pathway to front door.

The **REAR GARDEN** is shared with the flat downstairs and measures approx. 70'. Commences with patio leading to lawn area with various established trees and shrubs. Fencing to all boundaries.



Agent's Note:

Lease length approx. 147 years.

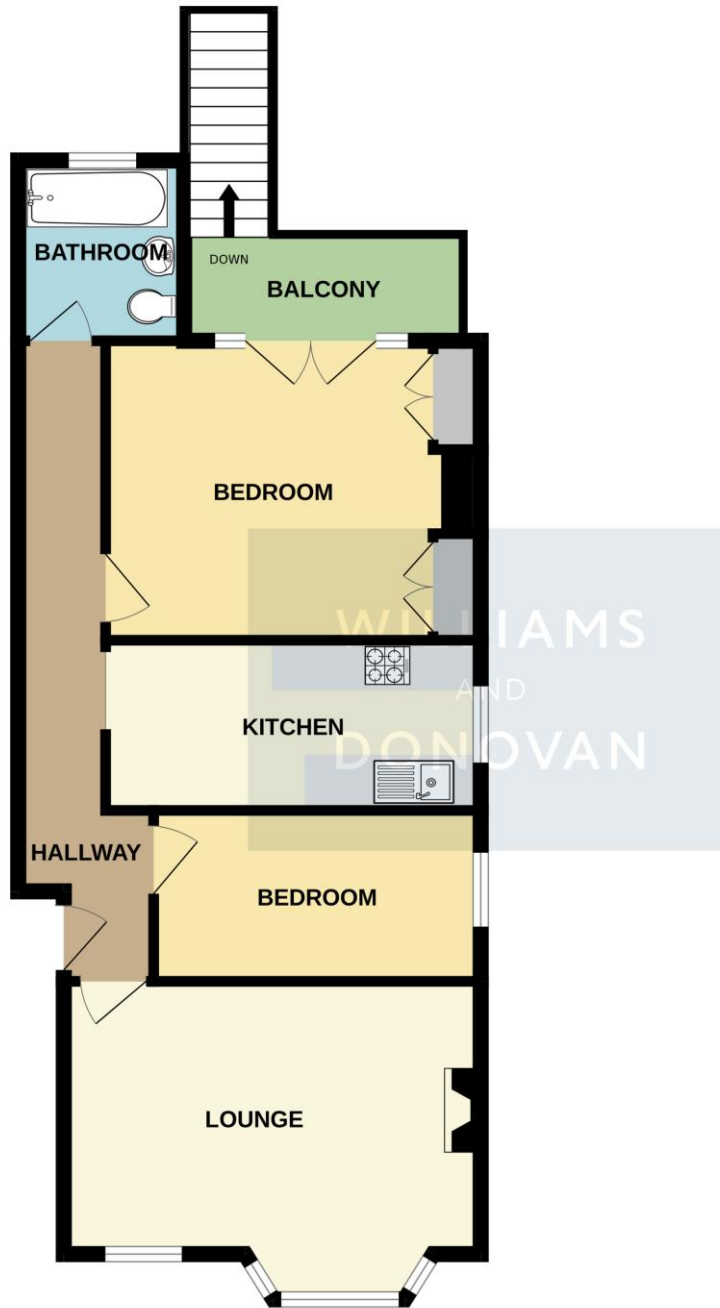
Service charge - £155.63 per half year (payable in March & September).

Ground rent - £15 per annum.

Buildings Insurance - £472.76 per annum.

Managing Agents are Hair & Son.

GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.8 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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