

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

## High Lodge, 43 - 59 High Road, South Benfleet, SS7 5LH



### Offers in Excess of £200,000

This two double bedroom ground floor flat is situated within close proximity of Benfleet station and Conservation area, and easy reach of High Road shops and amenities. The property benefits from having allocated parking and being offered for sale with **NO ONWARD CHAIN**, and would make an ideal **FIRST TIME BUY** or **BUY TO LET** investment. Lease length - approx. 144 years. EPC rating - C. Our ref: 16247

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

[sales@wdbenfleet.com](mailto:sales@wdbenfleet.com) | [sales@wdhockley.com](mailto:sales@wdhockley.com) | [lettings@wdlets.com](mailto:lettings@wdlets.com)  
01268 755252 | [www.williamsanddonovan.com](http://www.williamsanddonovan.com)



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Accommodation comprises:

Entrance via security entry phone to communal hallway. Personal entrance door to:



**HALLWAY 14' 2" x 7' 9" reducing to 3' (4.32m x 2.36m > 0.91m)**

Two built in storage cupboards. Radiator. Doors to:

**LOUNGE 14' x 10' 7" (4.27m x 3.23m)**

Dual aspect uPVC double glazed windows to side and rear aspects. Radiator. Laminate wood effect flooring.



**KITCHEN 10' 7" reducing to 7' 9" x 9' (3.23m > 2.36m x 2.74m)**

UPVC double glazed window to side aspect. Range of base and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel one and a half bowl sink drainer with chrome mixer tap. Space for gas cooker. Space for fridge/freezer. Space for washing machine. Space for tumble dryer. Radiator.



**BEDROOM ONE 14' 1" x 9' 7" (4.29m x 2.92m)**  
Dual aspect uPVC double glazed windows to side and rear aspects. Radiator. Laminate wood effect flooring.



**BEDROOM TWO 12' 7" x 9' 7" (3.84m x 2.92m)**  
UPVC double glazed window to side aspect. Radiator.



**WET ROOM 6' 7" x 5' 10" (2.01m x 1.78m)**  
Obscure uPVC double glazed window to side aspect. Low level w/c. Wall mounted hand wash basin. Wall mounted electric shower.



**OUTSIDE OF PROPERTY:**

Communal grounds. Allocated parking space (#3) to the rear of the property. Visitor spaces.



**Agent's Note:**  
Lease length approx. 144 years (199 years from 25/12/99)  
Ground rent - £26 per annum  
Service Charge - £1,046 per annum

GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 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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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.