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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Constitution Hill, South Benfleet, SS7 1EB



£400,000

Offered for sale with NO ONWARD CHAIN and having been refurbished by the current owner, is this two/three bedroom semi-detached chalet. Located in the heart of South Benfleet, a short walk from local schools, shops and just under a mile from Benfleet station, the property benefits from having a 21' lounge/diner; study/bedroom three; bathroom to ground floor and shower room to first floor; garage with off street parking for two vehicles and a 42' rear garden. EPC rating - D. Our ref: 16241

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

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



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Accommodation comprising:

Entrance via obscure composite door to:

ENTRANCE HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Radiator. Doors to:

LOUNGE/DINER 21' 1" x 10' (6.43m x 3.05m)

Skimmed ceiling. UPVC double glazed window to front aspect. UPVC double glazed French style doors leading to REAR GARDEN. Two radiators.



KITCHEN 10' 6" x 10' (3.2m x 3.05m)

Skimmed ceiling. Dual aspect uPVC double glazed windows to side and rear aspects. Obscure uPVC double glazed door to side aspect. Range of newly fitted base, floor to ceiling and eye level units with roll edged working surfaces and tiled splashbacks. Inset stainless steel sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over. Built in electric oven. Space for fridge/freezer inside cupboard. Space for washing machine. Built in storage cupboard.



STUDY/BEDROOM THREE 10' x 5' 3" (3.05m x 1.6m)

UPVC double glazed window to front aspect. Radiator.



GROUND FLOOR BATHROOM 6' 8" x 4' 3" (2.03m x 1.3m)

Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Part tiled walls. Designer wall radiator. Tiled floor.

FIRST FLOOR LANDING

Skimmed ceiling. Double glazed Velux window to front aspect. Doors to:

BEDROOM ONE 15' 8" x 10' 6" approx. (4.78m x 3.2m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Double glazed Velux window. Radiator. Eaves storage cupboard.



BEDROOM TWO 15' 9" x 7' 6" max. (4.8m x 2.29m)

Skimmed ceiling. UPVC double glazed to rear aspect. Double glazed Velux window. Radiator. Eaves storage cupboard.



SHOWER ROOM 7' x 5' 5" (2.13m x 1.65m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Three piece suite comprising close coupled w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with wall mounted shower. Chrome heated ladder style towel rail. Two built in cupboards.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is an independent driveway providing off street parking for two vehicles with slate chip flower bed. Gated side access. Shrub borders.

The **REAR GARDEN** measures approx. 42' and commences with paved patio leading to lawn. Fencing to all boundaries. Shed to remain.

GARAGE 16' 2" x 7' 3" (4.93m x 2.21m)

With up and over door. Power and lighting.



GROUND FLOOR
503 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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