

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

High Road, South Benfleet, SS7 5LG



£475,000

We are delighted to bring to the market a luxury penthouse apartment in this recently built block of flats in a central position on Benfleet High Road, just under half a mile from Benfleet station and within short walking distance of local cafés, shops and restaurants. This stunning apartment has been finished to a high specification throughout and benefits from having a spacious open plan lounge/kitchen; 12' 10" main bedroom with own ensuite; further double bedroom; three piece bathroom suite; balcony and private roof terrace; allocated parking and lift access. Remaining NHBC build guarantees in place. Lease length - 121 years approx. EPC rating - D. Our ref: 16271

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

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



High Road, South Benfleet, SS7 5LG

Accommodation comprises:

Entrance via secure video entry door system to communal hallway. Stairs and lift access to all floors. Personal solid wood door to:

HALLWAY

Skimmed ceiling with spotlight insets. Phone video entry system. Cupboard housing hot water cylinder. Further built in storage cupboards. Electric radiator. LVT flooring. Doors to:

KITCHEN/LOUNGE 31' 6" x 20' 3" (9.6m x 6.17m)

Skimmed ceiling with spotlight insets. Three sets of bi-folding doors all leading to BALCONY and ROOF TERRACE. Range of base, floor to ceiling and eye level units with quartz working surfaces. Inset one and a half bowl sink drainer. Inset four ring induction hob with extractor hood above and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Central island with matching quartz working surfaces. Integrated wine cooler. Pop up power points. Two electric radiators. LVT flooring.



PRIVATE ROOF TERRACE AND BALCONY

Composite decking. External power and lighting.



UTILITY ROOM 7' 10" x 5' (2.39m x 1.52m)

Skimmed ceiling with spotlight insets. Range of base and eye level units with quartz working surfaces. Space for washing machine. Space for tumble dryer. LVT flooring.

BEDROOM ONE 12' 10" plus wardrobes x 10' 4" (3.91m x 3.15m)

Skimmed ceiling with spotlight insets. Double glazed Velux window. Further double glazed window to side aspect. Double glazed doors leading to ROOF TERRACE. Built in wardrobes with sliding mirrored doors. Electric radiator. Door to:



ENSUITE 8' 7" x 3' 9" (2.62m x 1.14m) Skimmed ceiling with spotlight insets. Obscure double glazed window to side aspect. Luxury three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with mixer shower. Extractor fan. Chrome heated towel rail. Tiled walls. Tiled floor.

BEDROOM TWO 15' 9" x 9' 8" (4.8m x 2.95m)

Skimmed ceiling with spotlight insets. Double glazed Velux window. Further double glazed bay window to rear aspect. Fitted wardrobes with sliding mirrored doors. Electric radiator.



BATHROOM 8' 1" x 5' 10" (2.46m x 1.78m)

Skimmed ceiling with spotlight insets. Obscure double glazed window to rear aspect. Luxury three piece suite comprising close coupled w/c, hand wash

basin with storage beneath and panelled bath with mixer shower. Extractor fan. Chrome heated towel rail. Tiled walls. Tiled floor.



OUTSIDE OF PROPERTY:

Secure communal car park with double gated entrance with allocated parking for one vehicle. Communal gardens.



Agent's Note:

Lease length - 121 years

Ground rent - £250 per annum

Service charge - £3,159 per annum (includes buildings insurance)

NHBC build guarantees remaining



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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.

Made with Metropix ©2025

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.