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**WILLIAMS AND DONOVAN**

EXCELLENCE IN ESTATE AGENCY

## Hope Road, South Benfleet, SS7 5JH



### £365,000

Situated in a sought after location in the heart of South Benfleet, within just half a mile of Benfleet station and easy reach of High Road shops and other amenities, is this characterful two bedroom cottage. This well presented, extended property would make an ideal FIRST TIME BUY and benefits from having a 16' 1" kitchen/family room; 12' 8" lounge; two first floor bedrooms; lovely 75' rear garden and off street parking for two vehicles. EPC rating - TBC. Our ref: 11645

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

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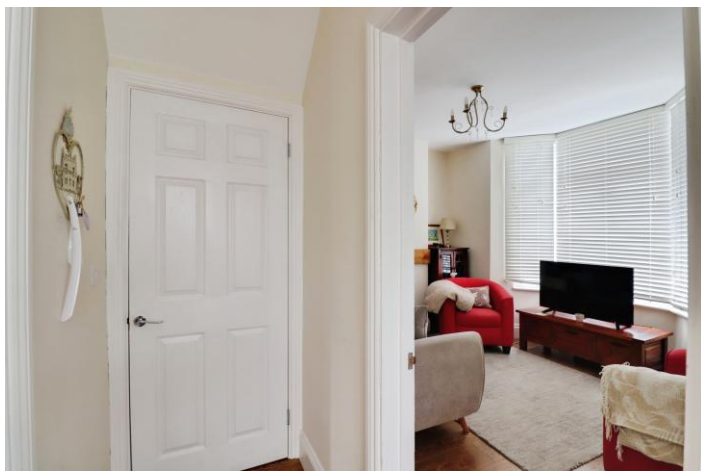
# Hope Road, South Benfleet, SS7 5JH

Accommodation comprises:

Entrance via obscure composite door to:

## HALLWAY

Skimmed ceiling. Obscure uPVC double glazed window to side aspect. Electric wall heater. Built in storage cupboard. Door to:



**LOUNGE 12' 8" into bay x 11' 3" (3.86m x 3.43m)** Skimmed ceiling. UPVC double glazed bay window to front aspect. Feature fireplace. Radiator. Laminate wood effect flooring.



**KITCHEN/FAMILY ROOM 16' 1" x 13' 4" (4.9m x 4.06m)**

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed French style doors to side aspect providing access to REAR GARDEN. Range of

base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink with chrome mixer tap. Inset 4 ring gas hob with extractor hood over and electric oven under. Integrated dishwasher. Integrated washing machine. Wall mounted combination gas boiler inside wall unit. Space for fridge/freezer. Radiator. Laminate wood effect flooring.



## FIRST FLOOR LANDING

Doors to:

**BEDROOM ONE 12' 9" x 9' 3" (3.89m x 2.82m)**

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Original character fireplace.





**BEDROOM TWO 9' 6" x 7' 2" (2.9m x 2.18m)**  
Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator.



**BATHROOM 6' 7" x 5' 4" (2.01m x 1.63m)**  
Skimmed ceiling with spotlight insets. Obscure uPVC double glazed window to rear aspect. Three piece white suite comprising close coupled w/c, pedestal mounted hand wash basin and P-shaped bath with chrome shower mixer tap. Part tiled walls. Chrome ladder style towel rail.



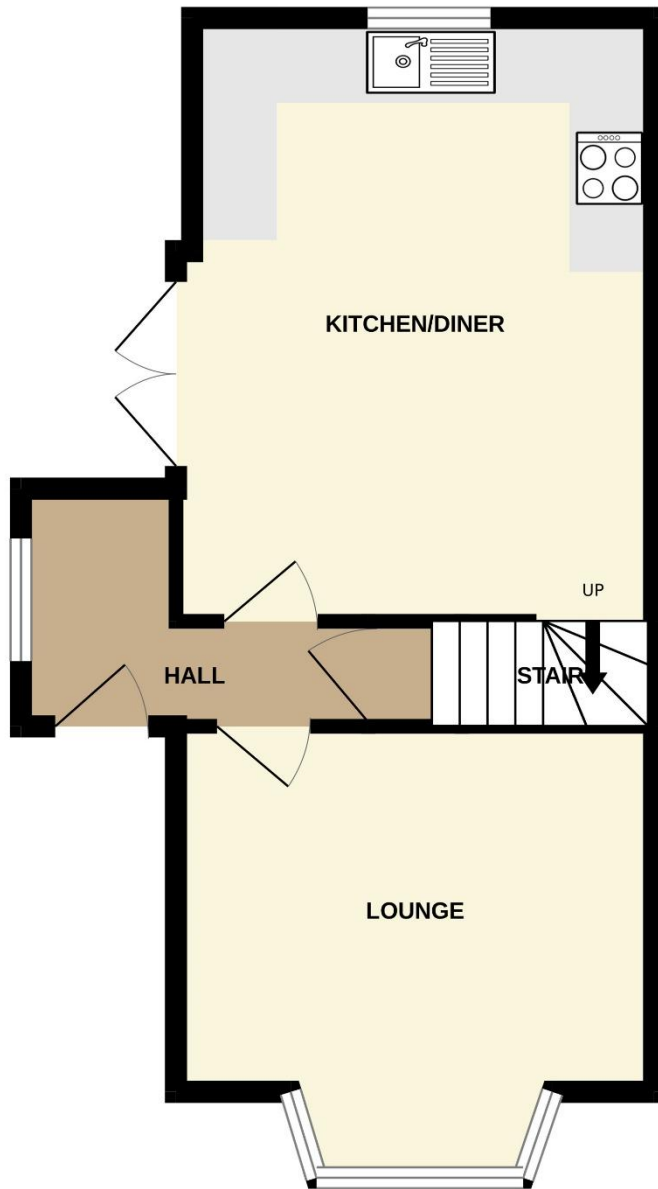
#### OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a shingle driveway providing off street parking for two vehicles. Gated side access.

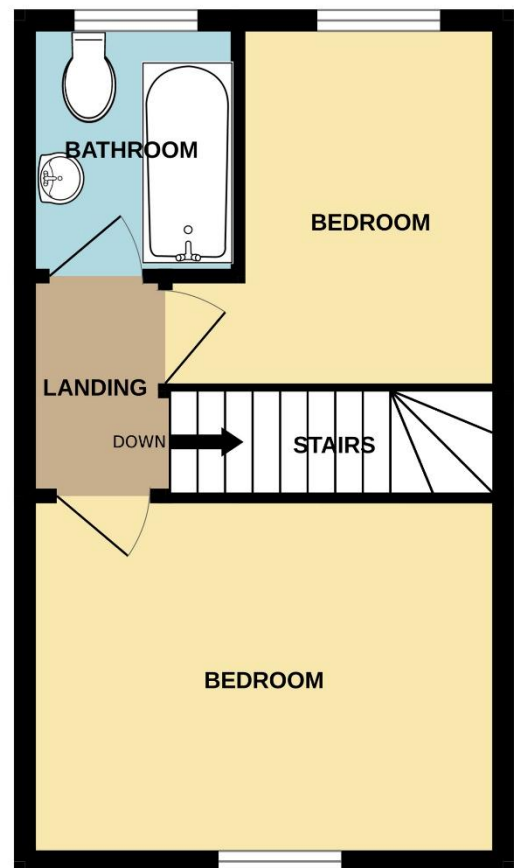
The **REAR GARDEN** measures approx. 75' and commences with decked patio area leading to lawn. Various flower beds with established flowers and shrubs. Fencing to all boundaries.



GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.  
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#### 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.