

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

South View Road, South Benfleet, SS7 5NA



Offers in Excess of £275,000

We are delighted to offer for sale this lovely two bedroom ground floor flat, conveniently situated within easy walking distance of High Road schools and shops and just over a mile from Benfleet station. This well presented property would make an ideal FIRST TIME BUY or BUY TO LET investment and benefits from having a 14' lounge; 9' 5" kitchen; two good sized bedrooms; own rear garden measuring approx. 30'; off street parking for two vehicles; lease of approx. 90 years and minimal charges.

EPC rating - D. Our ref: 16454

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

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling. Obscure double glazed window to side aspect. Built in storage cupboard. Radiator. Laminate flooring. Doors to:



LOUNGE 14' into bay x 11' (4.27m x 3.35m)

Skimmed ceiling. Double glazed bay window, with fitted shutters, to front aspect. Radiator. Laminate flooring.



KITCHEN 9' 5" x 7' 10" (2.87m x 2.39m)

Skimmed ceiling. Double glazed windows to side and rear aspects. Double glazed door to REAR GARDEN. Range of base and eye level units with square edged working surfaces and tiled splashbacks. Inset stainless steel sink drainer. Space for cooker with extractor hood above. Space for under counter fridge and freezer. Space for washing machine. Concealed wall mounted combi-boiler.



BEDROOM ONE 11' 10" x 11' (3.61m x 3.35m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BEDROOM TWO 10' max. x 7' 5" (3.05m x 2.26m)

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



BATHROOM 7' 1" x 4' 2" (2.16m x 1.27m)

Skimmed ceiling. Obscure double glazed window to side aspect. Two piece suite comprising hand wash basin with storage beneath and panelled bath with shower attachment. Chrome heated towel rail. Part tiled walls. Tiled floor.



SEPARATE W/C 4' 5" x 2' 9" (1.35m x 0.84m)

Skimmed ceiling. Obscure double glazed window to side aspect. Close coupled w/c. Radiator.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved driveway providing off street parking for two vehicles.

The **REAR GARDEN** measures approx. 30' and commences with paved patio leading to lawn. Shrub border. Further sleeper/stone shingle border. Gated side access. Exterior lighting.



Agent's Note:

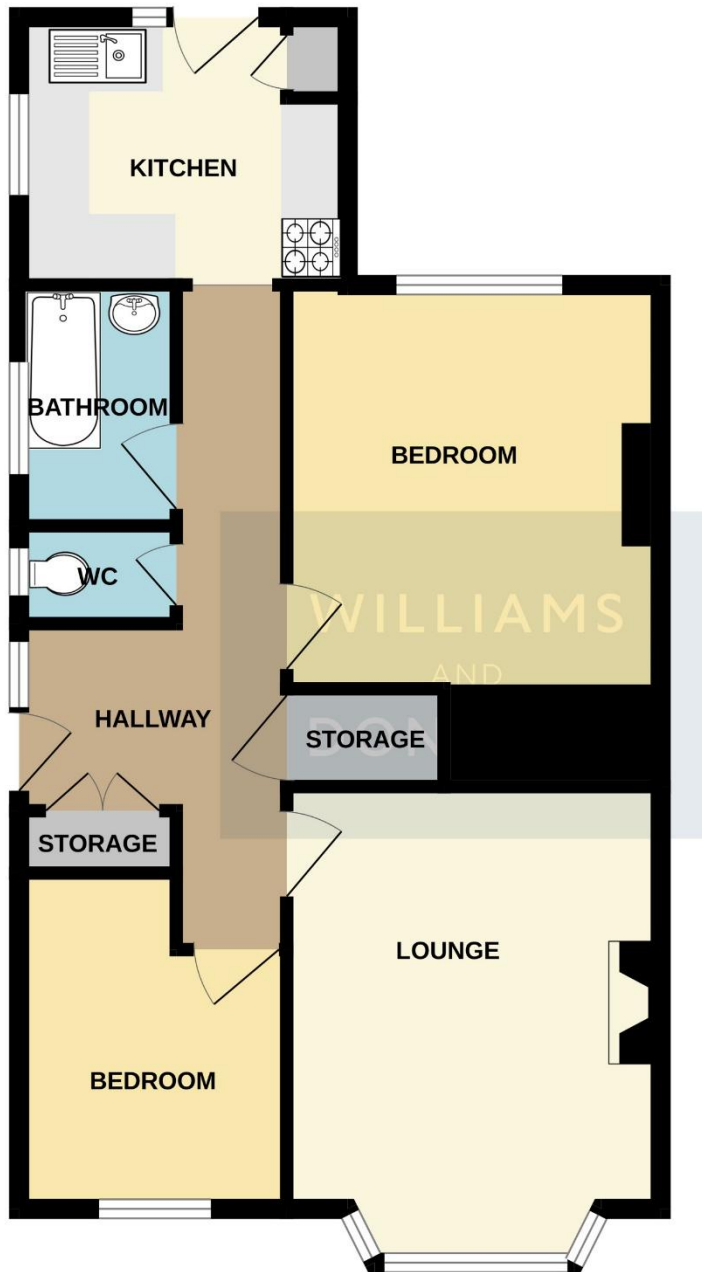
This property has recently had a new roof fitted in 2023, with a 30 year guarantee.

Lease length 90 years.

No Service charges.

Ground rent of just £5 per annum.

GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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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.