

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hill Road, South Benfleet, SS7 1HL



£675,000

We are delighted to offer for sale this impressive four bedroom detached house situated in a sought after elevated South Benfleet location, with balcony and glorious views across Boyce Hill golf course and beyond. This property has accommodation arranged over three floors and benefits from having a 24' 2" kitchen/breakfast room; spacious lounge/diner; ensuite to bedroom one; shower room to both ground and first floor; 17' 5" garage with further 27' basement level room; mature West backing rear garden and is within a short drive of local schools, shops and Benfleet station. EPC rating - D. Our ref: 15964

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 comprises:

Entrance via double glazed French style doors to:

PORCH

Wall lighting. Door to:

HALLWAY

Obscure windows to side aspect. Stairs to FIRST FLOOR ACCOMMODATION and to BASEMENT level. Radiator. Laminate flooring. Door to KITCHEN/BREAKFAST ROOM. Door to SHOWER ROOM. Double opening doors and further door to:

LOUNGE/DINER 24' 2" x 22' 0" reducing to 12' (7.37m x 6.71m > 3.66m)

Skimmed ceiling. Double glazed bay windows to front aspect. Wall lighting. Four radiators. Double glazed patio doors to:



BALCONY

With glass balustrade. Composite decking. Views to Boyce Hill and surrounding countryside.



KITCHEN/BREAKFAST ROOM 24' 2" x 12' 1" reducing to 7' 10" (7.37m x 3.68m > 2.39m)

Double glazed window to rear aspect. Double glazed patio doors to REAR GARDEN. Further door to side aspect. Range of base and eye level units with square edged

working surfaces. Inset stainless steel double sink drainer. Inset 4 ring gas hob. Two built in electric ovens. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Floor standing boiler. Two chrome heated towel rails. Part tiled walls.

SHOWER ROOM 11' 0" x 6' 5" reducing to 4' (3.35m x 1.96m > 1.22m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle.

FIRST FLOOR LANDING

Loft access. Double glazed window to side aspect. Airing cupboard housing hot water cylinder. Doors to:

BEDROOM ONE 15' x 13' (4.57m x 3.96m)

Double glazed window to front aspect. Radiator. Door to:



ENSUITE 7' 10" x 3' 4" (2.39m x 1.02m)

Obscure double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.

BEDROOM TWO 13' x 12' 2" (3.96m x 3.71m)

Double glazed window to rear aspect. Radiator.



BEDROOM THREE 12' 0" x 11' 0" (3.66m x 3.35m)

Double glazed window to front aspect. Radiator.



BEDROOM FOUR 11' x 9' 5" max. (3.35m x 2.87m)

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

SHOWER ROOM 7' 10" x 5' 2" (2.39m x 1.57m)

Skimmed ceiling. Double glazed window to side aspect. Three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and double length shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls.



BASEMENT LEVEL

Stairs to GROUND FLOOR. Radiator. Doors to:

BASEMENT ROOM 22' x 10' 5" (6.71m x 3.18m)

Skimmed ceiling. Double glazed windows to side aspect. Fireplace. Wall lighting. Radiator.



GARAGE 17' 9" x 14' 9" (5.41m x 4.5m)

With up and over door. Power and lighting. Base and eye level units with roll edged working surfaces.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking and access to **GARAGE**. Rockery area and flower bed border, both attractively planted with a variety of mature shrubs. Steps up to front door. Gated side access.

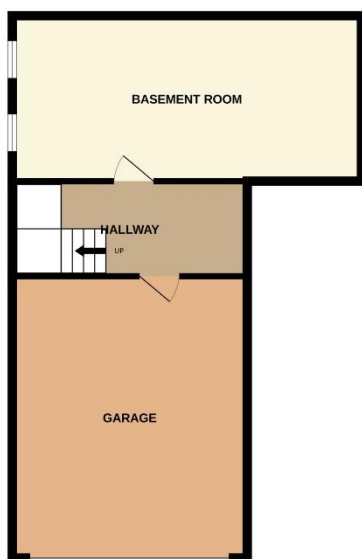
The **REAR GARDEN** is West backing and measures approx. 50'. Commencing with paved patio area leading to lawn. Tiered levels with various steps and further attractive and mature planting. Outside tap. Summerhouse to remain.



BASEMENT LEVEL
580 sq.ft. (53.9 sq.m.) approx.

GROUND FLOOR
880 sq.ft. (81.8 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 2197 sq.ft. (204.1 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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