

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Forest View, 396 London Road, Benfleet, SS7 1FS



Offers in Excess of £300,000

We are pleased to bring to the market this stunning two bedroom, two bathroom ground floor apartment with private balcony, situated in a modern block, which was built in 2021, and is in a central Benfleet location, perfectly located for local and major routes. With spacious kitchen/lounge measuring 21'; ensuite to bedroom one; allocated parking space; share of freehold and a long lease of 171 years, this property would make an ideal FIRST TIME BUY or BUY TO LET investment. EPC rating - B. Our ref: 165 83

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

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



Forest View, 396 London Road, Benfleet, SS7 1FS

Accommodation comprises:

Entrance via secure door entry phone system system to COMMUNAL HALL. Stairs to all floors. Personal solid wood entrance door to:

HALLWAY

Skimmed ceiling. Double storage cupboard. Entry phone system. Radiator. LVT flooring. Solid wood doors to:

LOUNGE/KITCHEN 21' 1" x 15' 7" reducing to 10' 8" (6.43m x 4.75m > 3.25m)

Skimmed ceiling with spotlight insets. Double glazed windows to side and rear aspects. Double glazed door to private BALCONY. Range of base and eye level units with solid granite working surfaces. Inset one and a half fowl sink drainer. Inset 4 ring electric hob with extractor hood over and electric oven under. Integrated fridge/freezer. Integrated dishwasher. Breakfast bar. LVT flooring.



BEDROOM ONE 14' 7" x 11' 1" reducing to 10' 10" (4.44m x 3.38m > 3.3m)

Skimmed ceiling. Double glazed window to side aspect. Radiator. Door to:



ENSUITE 7' 3" x 3' (2.21m x 0.91m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and shower cubicle with overhead mixer shower. Part tiled walls. Extractor fan. Tiled floor.



BEDROOM TWO 14' 7" x 8' 4" (4.44m x 2.54m)

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



BATHROOM 10' 9" x 5' 10" (3.28m x 1.78m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and panelled bath with mixer shower over. Part tiled walls. Space and plumbing for washing machine. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:

Allocated parking in large car park. Bike and bin storage.



Agent's Note:

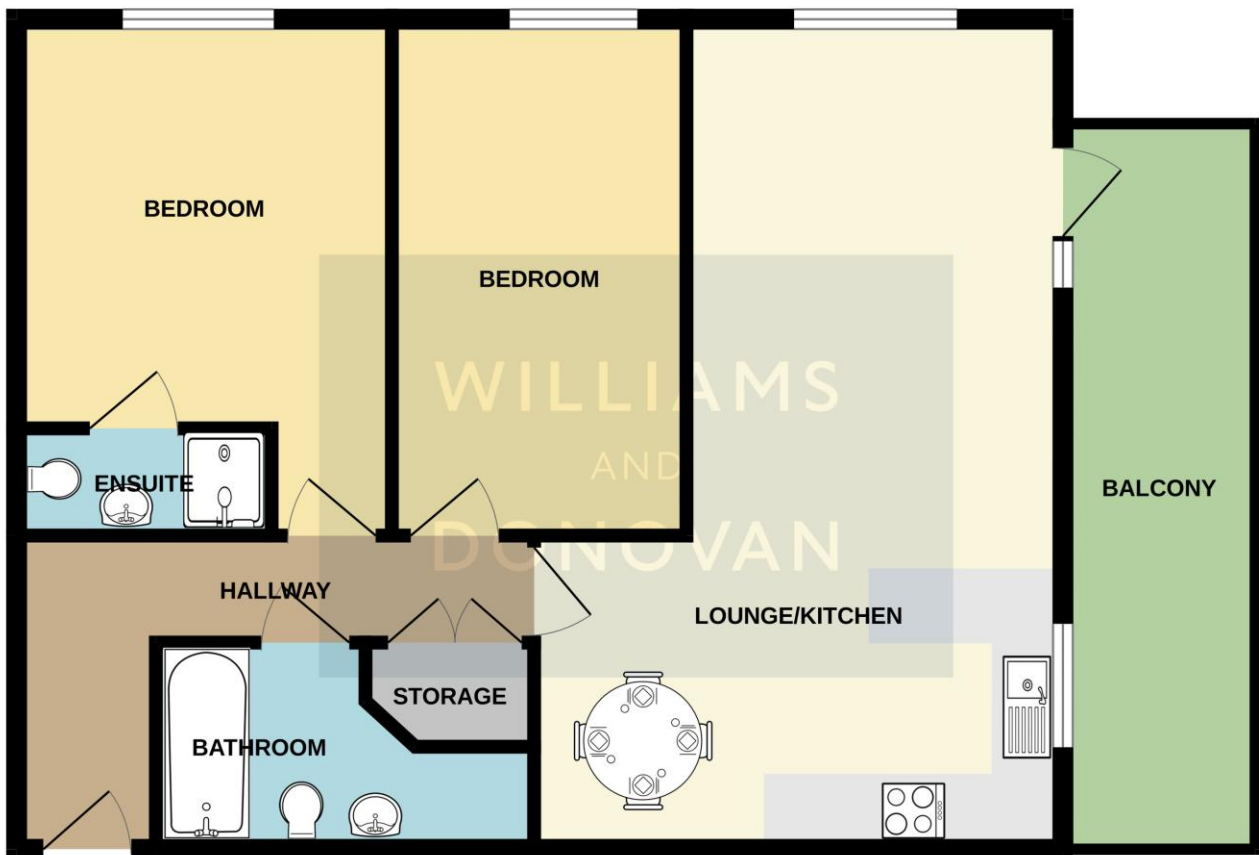
Share of Freehold.

Lease length 171 years, 175 years from new in 2021.

Service charge - £625 every 6 months.

No ground rent.

GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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.