

Brook Road, South Benfleet, SS7 5JF



£265,000

WILLIAMS & DONOVAN - situated in a popular South Benfleet location, within easy walking distance of Benfleet station and High Road facilities is this immaculately refurbished two/three bedroom first floor flat. Benefitting from low maintenance charges and ground rent, this property benefits from having a 14' lounge; 13' 10" kitchen and 60' West backing rear garden and must be viewed internally to appreciate the accommodation on offer. EPC rating - C. Our ref: 13579

Directions: Turn immediately right from our office into Brook Road, where the property can be found on the right hand side.

Tel: 01268 755252

www.williamsanddonovan.com



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Accommodation comprises:

Entrance via composite double glazed lead light door to:

RECEPTION HALL

Coved and skimmed ceiling. Spotlight insets. Obscure uPVC double glazed window to side aspect. Storage cupboard. Designer wall radiator. Stairs to FIRST FLOOR ACCOMMODATION with oak hand rail. Amtico flooring.



FIRST FLOOR LANDING

Coved and skimmed ceiling. Spotlight insets. Storage cupboard with oak door. Oak balustrade with smoked glass screen. Doors to:

LOUNGE 14' x 11' max. (4.27m x 3.35m)

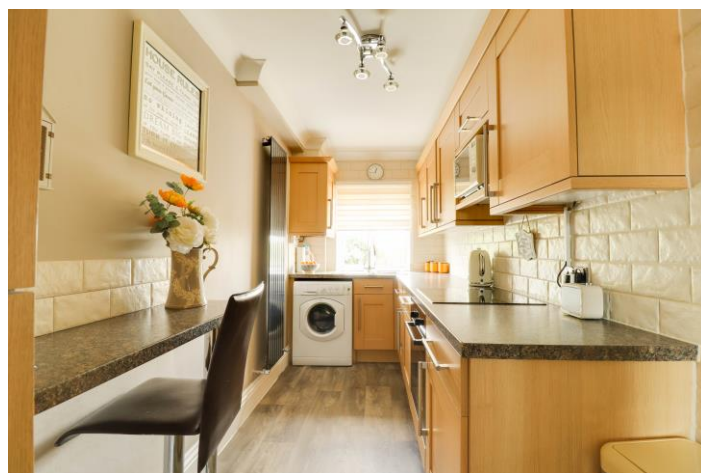
Coved and skimmed ceiling. UPVC double glazed window to rear aspect overlooking REAR GARDEN. Radiator with cover. Engineered oak flooring.



KITCHEN 13' 10" x 5' 7" (4.22m x 1.7m)

Coved and skimmed ceiling. UPVC double glazed window to rear aspect. Range of wall and base level units. roll edged working surfaces. Tiled

splashbacks. Inset stainless steel sink drainer with chrome mixer tap. Inset induction hob with electric oven under. Space and plumbing for washing machine. Integrated fridge/freezer. Designer wall radiator. Vinyl flooring.



BATHROOM 7' 6" x 6' 1" max (2.29m x 1.85m)

Skimmed ceiling. Spotlight insets. Three piece white suite comprising enclose dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and panelled bath with chrome shower mixer tap. Tiled walls. Designer towel radiator. Tiled floor.



BEDROOM ONE 11' 1" x 11' (3.38m x 3.35m)

Coved and skimmed ceiling. Loft access hatch. UPVC double glazed window to front aspect. Plantation shutters to remain. Radiator. Two built in wardrobes.



BEDROOM TWO 9' 1" x 7' 9" (2.77m x 2.36m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Plantation shutters to remain. Radiator. Built in wardrobes.



STUDY/BEDROOM THREE 7' 3" x 5' 9" (2.21m x 1.75m)

Coved and skimmed ceiling. Loft access hatch. UPVC double glazed window to front aspect. Plantation shutters to remain.



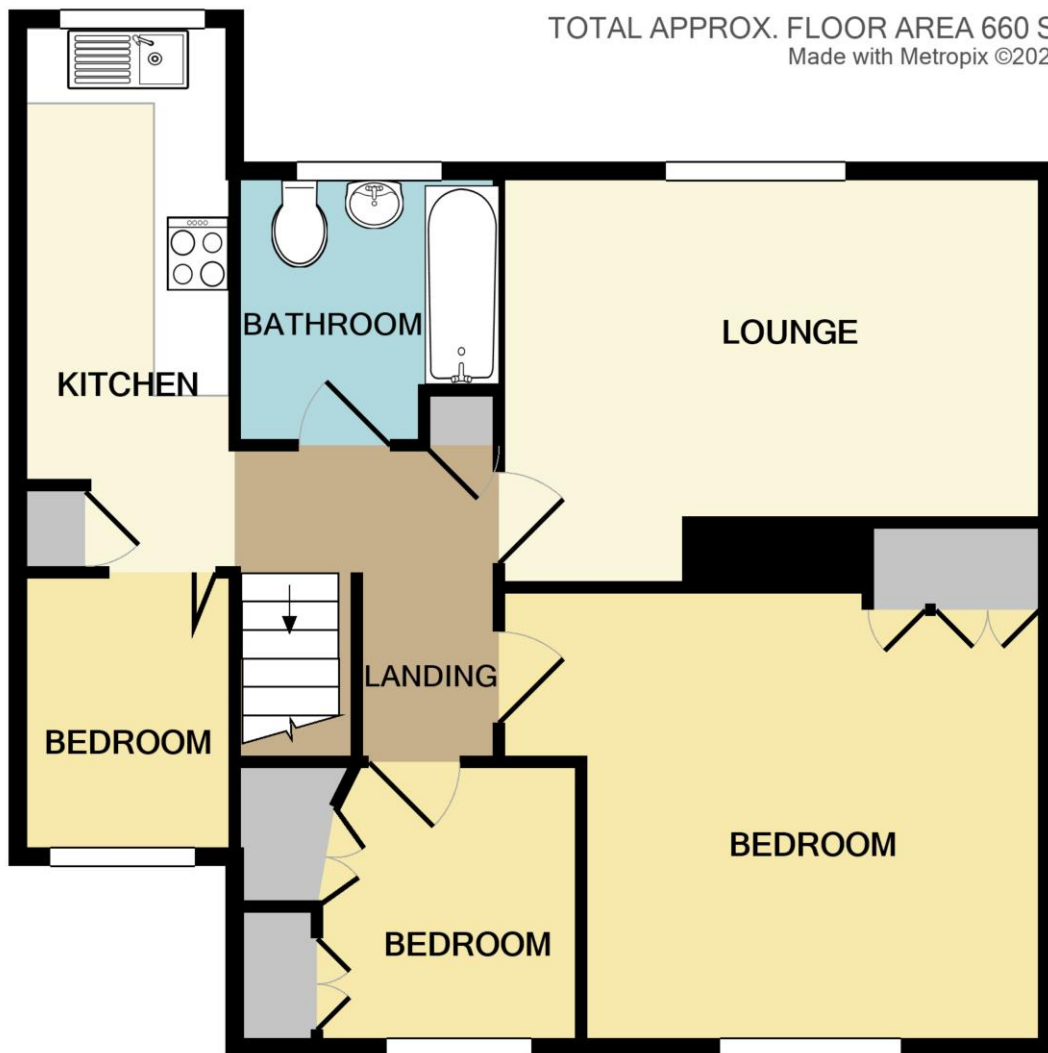
OUTSIDE OF PROPERTY:

To the **FRONT** of the property a pathway provides access to personal front door. Lawn area.

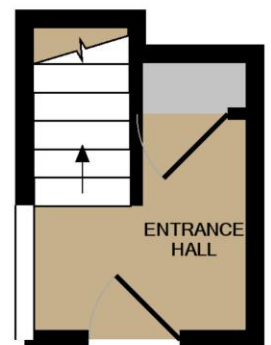
The **REAR GARDEN** is West backing and measures approx. 60'. Mostly laid to lawn. Raised patio and paved pathway. Fencing to all boundaries.



Agent's Note:
Confirmation of charges to follow.



1ST FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 48 SQ.FT.
(4.5 SQ.M.)

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.