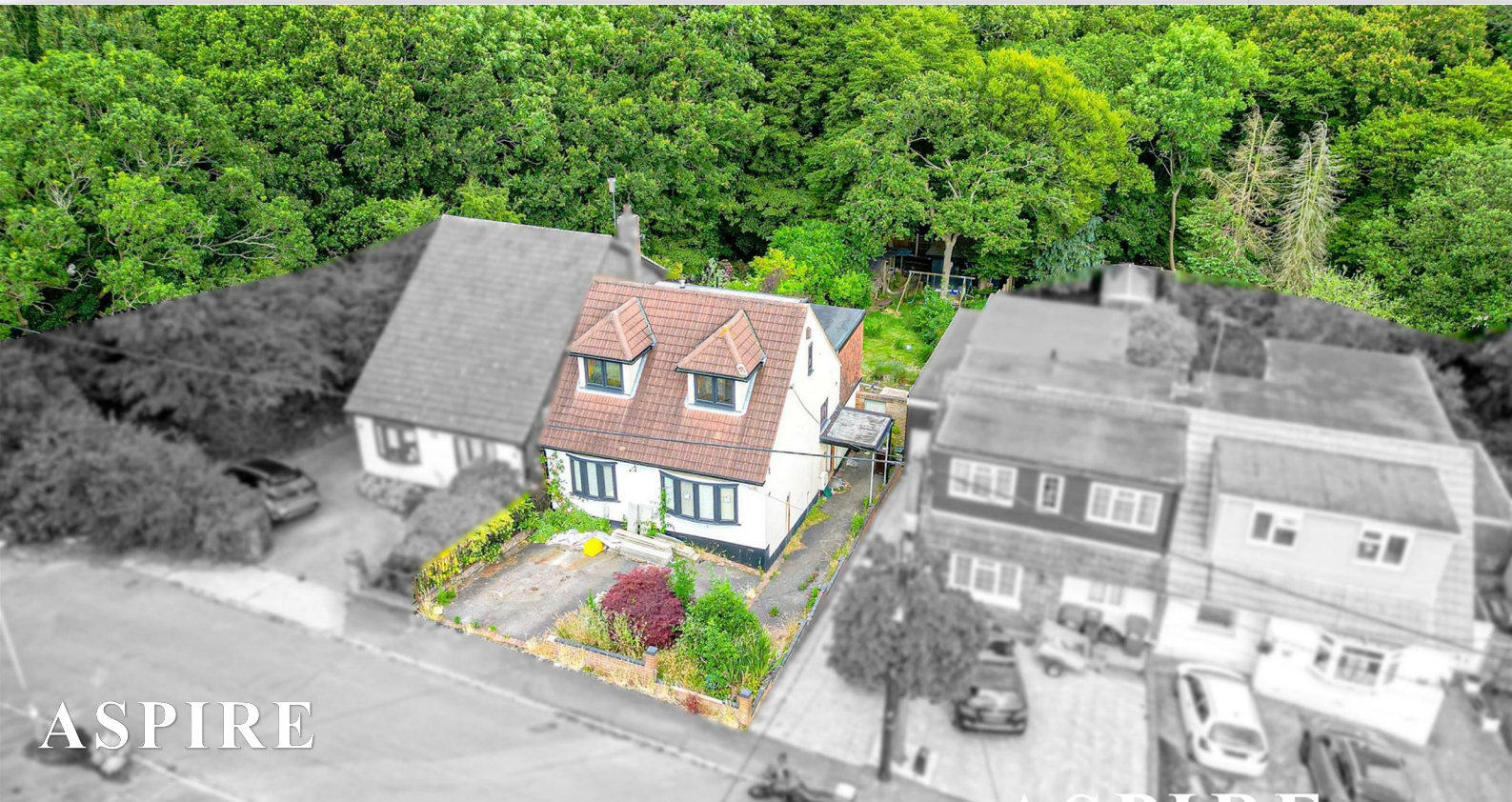


To arrange a viewing contact us
today on 01268 777400



Mount Road, Benfleet Guide price £280,000

CHECK OUT THE VIDEO ***CALLING ALL PROPERTY DEVELOPERS***Guide Price £280,000 - £300,000. Located in the heart of Benfleet, this detached four-bedroom house on Mount Road offers a wonderful and exciting opportunity to self-build your dream home. The property boasts an enviable location, backing onto open woodland and featuring a stunning 130ft rear garden. From the front, enjoy picturesque views over Boyce Hill Golf Club,

Although the house has experienced structural movement and subsidence, it comes with full planning permission to rebuild and expand into a luxurious five-bedroom detached residence with three modern bathrooms. This offers a rare chance to create your dream home tailored to your exact specifications.

The existing property provides the perfect opportunity for renovation or redevelopment, with ample space and an excellent location that combines the tranquillity of woodland surroundings with the convenience of central Benfleet living. Seize this opportunity to craft a bespoke family home in a highly desirable area.

Cash Purchase or specialist lending may be required for the purchase, presenting a unique investment opportunity for those ready to undertake the necessary renovations or re-development.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.