

**To arrange a viewing contact us  
today on 01268 777400**



## **High Street, South Benfleet Guide price £300,000**

Aspire Estate Agents are delighted to offer for sale this stunning two double bedroom duplex apartment, located in the heart of South Benfleet, just a short walk from Benfleet station. This property boasts secure underground parking and is adjacent to the Benfleet Conservation Area, with its charming pubs and restaurants. Viewing is highly recommended to fully appreciate the exceptional accommodation on offer.

**GUIDE PRICE £300,000 - £335,000**

## Accommodation Comprises:

Entrance: Accessed via a secure video entry system leading to the communal hallway. Personal door to:

Entrance Hall: Features a skimmed ceiling, electric storage heater, and stairs to the lower level. Doors to:

Lounge (15' 1" x 11' 4" / 4.6m x 3.45m): Skimmed ceiling, electric radiator, and double doors opening to the balcony/sun deck with stairs leading down to the courtyard garden.

Kitchen/Diner (19' 10" x 9' 8" / 6.05m x 2.95m): Skimmed ceiling, double glazed windows to the front and rear aspects. The kitchen area includes a range of base and eye-level units, solid granite work surfaces with matching upstands, an inset one and a half bowl sink, an integrated electric oven, inset electric hob with extractor fan above, and integrated appliances such as a washing machine, dishwasher, and fridge/freezer. Electric heater and solid oak flooring.

Cloakroom: Skimmed ceiling, low-level WC, hand wash basin, electric heater, extractor fan, and part-tiled walls.

Lower Hallway: Skimmed ceiling, storage cupboard, under-stairs storage cupboard, electric radiator. Doors to:

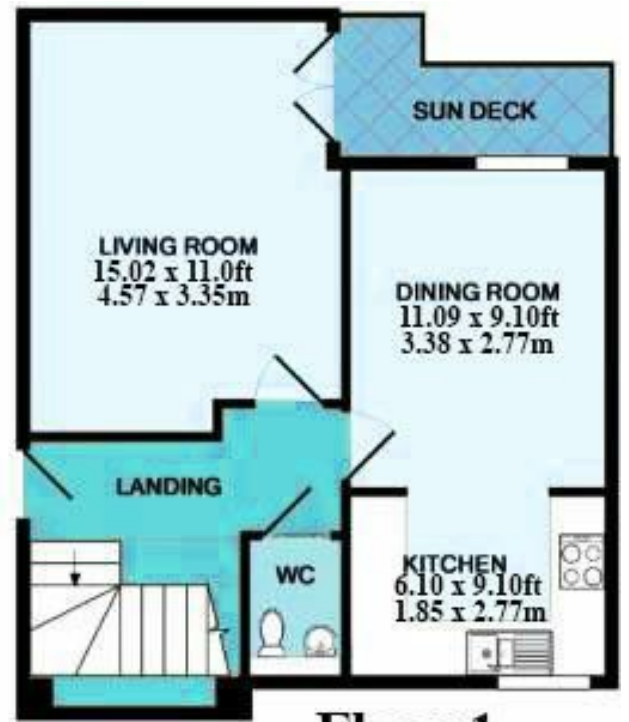
Bedroom One (13' 8" x 8' 4" plus wardrobes / 4.17m x 2.54m): Skimmed ceiling, double glazed window to the side aspect, built-in wardrobes. Door to:

Ensuite: Skimmed ceiling with spotlight insets, double shower cubicle with mixer shower, low-level WC, hand wash basin, fully tiled walls, extractor fan.

Bedroom Two (11' 2" x 9' 4" / 3.4m x 2.84m): Skimmed ceiling, double glazed window to the front aspect, electric radiator.

Bathroom: Skimmed ceiling with spotlight insets, three-piece suite comprising low-level WC, hand wash basin, panelled bath with mixer taps and shower over, tiled walls.

Exterior: The property benefits from communal gardens with various seating areas and secure underground parking for one car with fob entry. A staircase from the parking area provides pedestrian access to the apartment block.



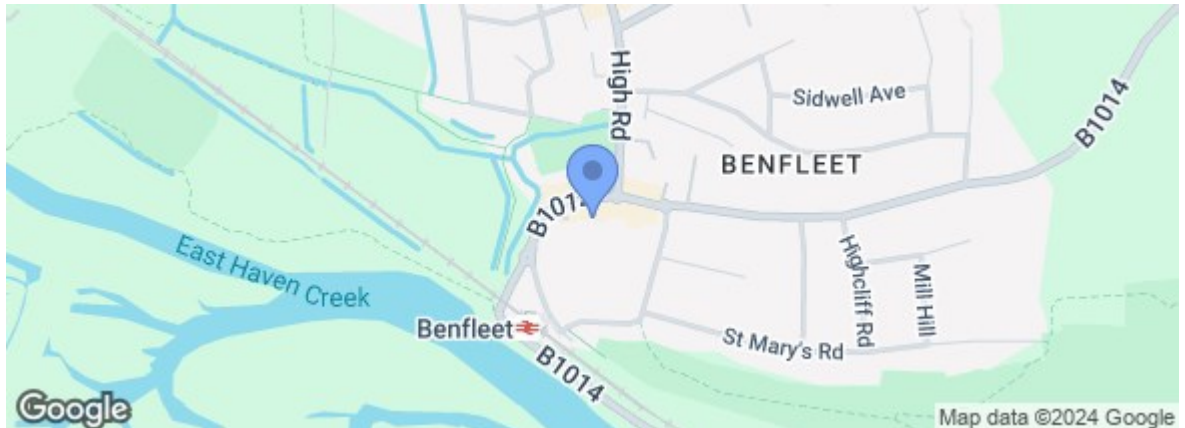
**ASPIRE**  
ESTATE AGENTS

**Hoymans Wharf**

**High Street, South Benfleet**



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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.