

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



## South View Road, Benfleet Guide price £240,000

Private Garden and Garage - Aspire Estate Agents are pleased to offer this spacious two-bedroom apartment, perfectly located for those seeking convenience and comfort. Situated just a short stroll from Benfleet High Street, this property provides easy access to a wide variety of shops, restaurants, and cafes. The apartment is also ideally positioned, with Benfleet Station just 15 minutes away, making it perfect for commuters. Families will appreciate the proximity to both Appleton Senior School and South Benfleet Primary School, all within walking distance. Guide Price £240,000 to £260,000



The spacious lounge measures 3.13m x 5.35m (10'3" x 17'7"), providing ample room for relaxation and entertainment. This bright and airy space is perfect for both everyday living and hosting guests.

The kitchen measures 2.77m x 2.81m (9'1" x 9'3"), offering enough space for all your cooking needs. With plenty of room for storage and appliances, it provides the ideal setting for preparing meals.

Bedroom One measures 3.09m x 2.78m (10'2" x 9'1"), offering a comfortable and spacious area for rest and relaxation. This well-sized room is perfect for a double bed and additional furniture.

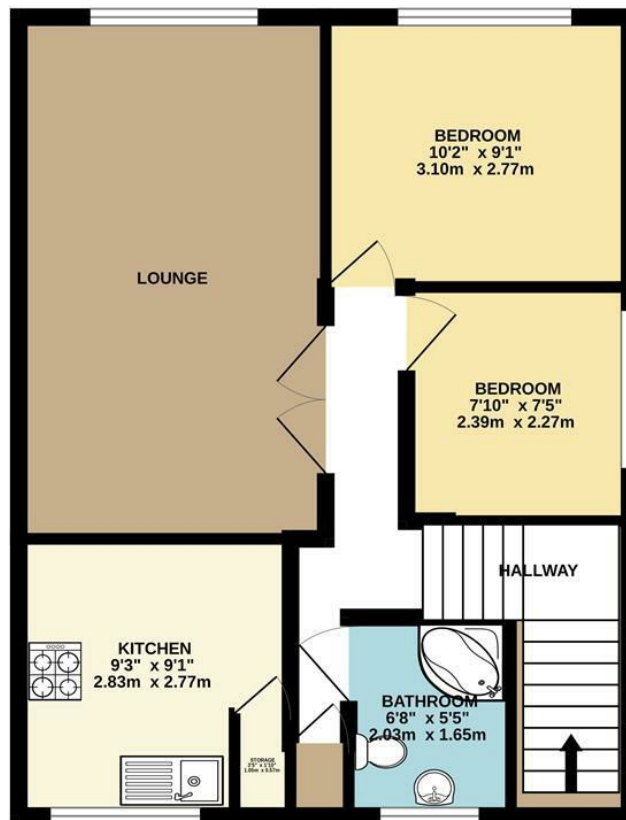
Bedroom Two measures 2.74m x 2.39m (9'0" x 7'10"), making it a versatile space that can be used as a bedroom, home office, or guest room.

The bathroom, measuring 2.01m x 1.68m (6'7" x 5'6"), is well-sized and practical, offering all the essential features needed for daily use.

Additional information:

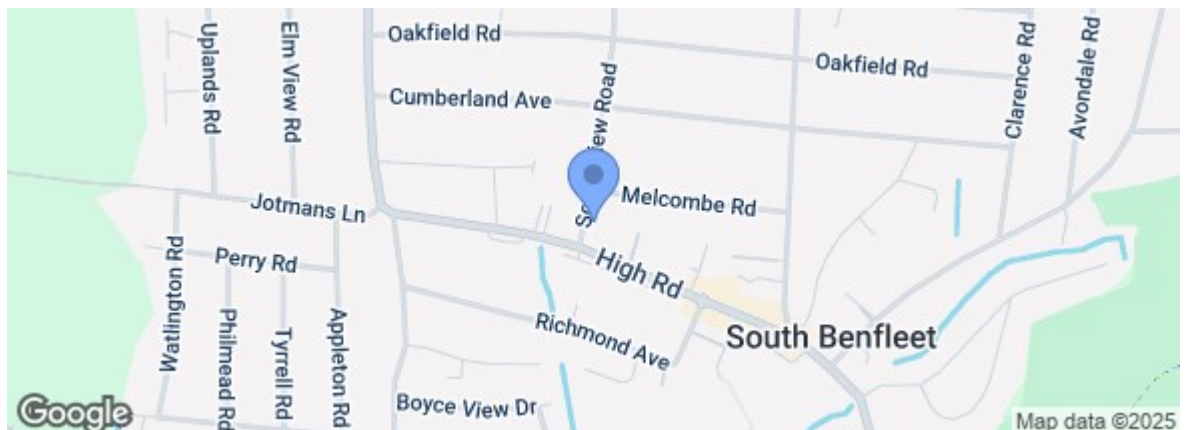
This apartment offers both space and convenience in a highly sought-after location. Whether you're looking for easy access to local amenities, good schools, or excellent transport links, this property ticks all the boxes. Contact Aspire Estate Agents today to arrange a viewing – we expect strong interest in this prime location.

# GROUND FLOOR



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 C2025

| 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                  |  | Current                 | Potential |
| 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.