

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



## **Kingsley Lane, Benfleet Guide price £350,000**

CHECK OUT THE MARKETING VIDEO - Incredible Development Opportunity Adjacent to Thundersley Common

Aspire Estate Agents are delighted to present this rare and exceptional opportunity—an individual detached bungalow with an annex, perfectly positioned next to the stunning open green space of Thundersley Common.

Set in a highly sought-after location, this unique plot offers immense potential for redevelopment (subject to planning permission), making it an ideal prospect for developers, investors, or those looking to create a truly bespoke forever home in a picturesque yet well-connected setting.

The location is truly unbeatable—enjoy the tranquillity of semi-rural surroundings while benefitting from excellent access to the A127, as well as a wide range of shops and amenities at Rayleigh Weir and Rayleigh Retail Park. Whether you're looking to build something truly special or maximise the existing layout, this property is bursting with potential.

Opportunities like this are few and far between—a generous plot, a prime location, and the flexibility to reimagine something incredible. Early viewing is highly recommended to fully appreciate the scope, setting, and future possibilities this site has to offer.

Guide Price £350,000-£375,000

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



Total Floor Area (Approx. 98.3 sq. metres / 1058.0 sq. feet):

Kitchen: 2.80m x 3.08m (9'2" x 10'1")

Reception Room: 2.80m x 3.25m (9'2" x 10'8")

Living Room: 6.64m x 2.80m (21'10" x 9'2")

Sun Room: 4.93m x 1.94m (16'2" x 6'4")

Bedroom 1: 3.35m x 2.90m (11' x 9'6")

Bedroom 2: 2.54m x 2.90m (8'4" x 9'6")

Bedroom 3: 2.80m x 2.45m (9'2" x 8')

Bathroom (near Kitchen)

Bathroom (near Inner Hallway)

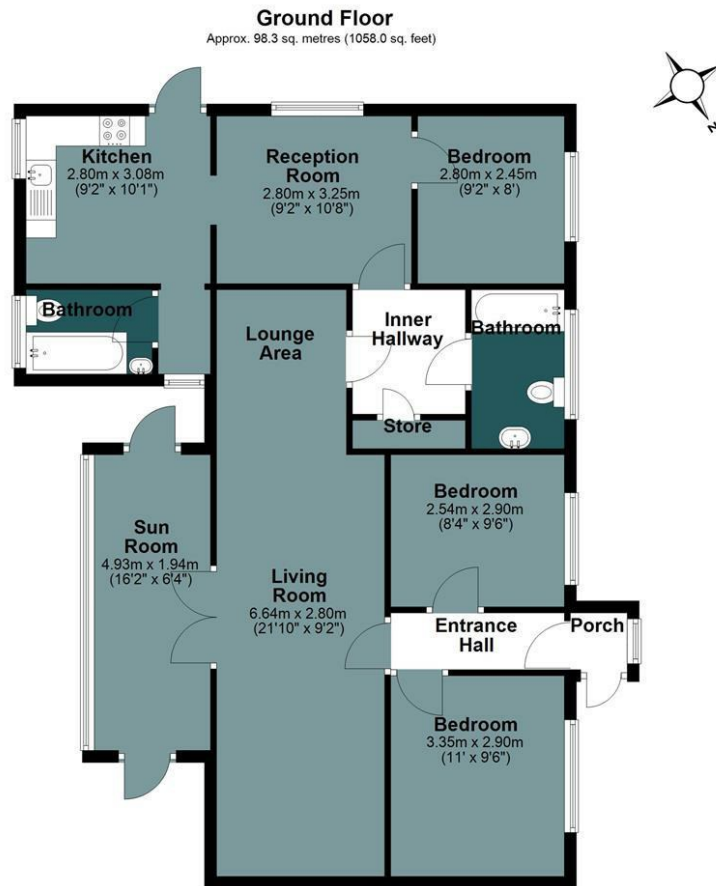
Entrance Hall

Porch

Lounge Area

Inner Hallway

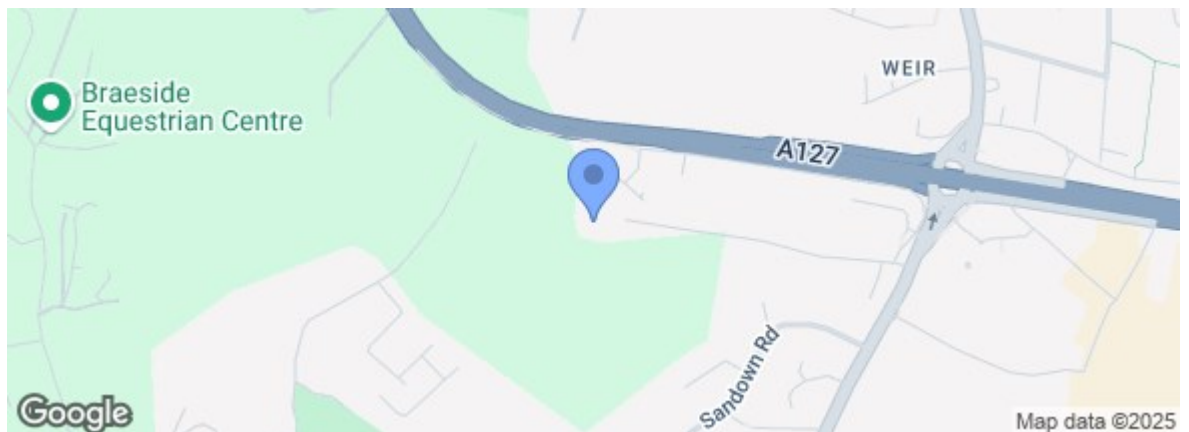
Store



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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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 <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			



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