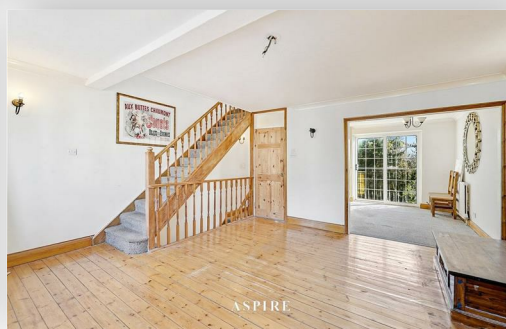


**To arrange a viewing contact us
today on 01268 777400**



Station Road, Benfleet Guide price £385,000

Aspire Estate Agents are delighted to introduce this prime Benfleet home, just a couple of minutes' walk from Benfleet Station on the c2c line with direct links to London Fenchurch Street—an exceptional spot for commuters and city access. It's also close to High Road amenities and a short drive to well-regarded local schools.

To the front, a paved driveway provides off-street parking for two vehicles and access to the garage, with the added benefit of internal access from the hallway—ideal for bikes, storage or a future workshop.

Inside, the ground floor offers a practical porch and hall, a separate utility room, and a convenient downstairs WC. The first floor forms the social hub with a bright living room opening to a Juliet balcony and a generous kitchen/diner that's ready to style to your taste.

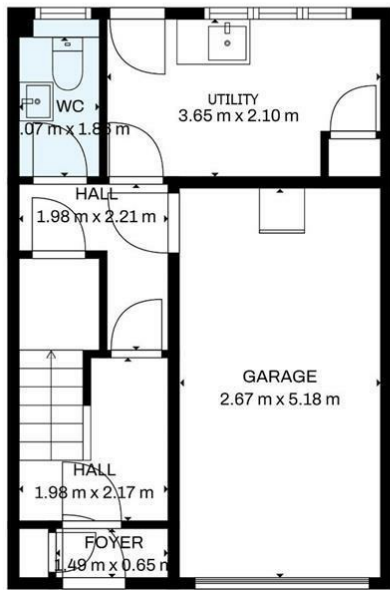
The top floor hosts three well-proportioned bedrooms and a family bathroom. From upstairs, enjoy elevated outlooks across the Estuary and Benfleet Downs—an inspiring backdrop that sets this home apart.

Outside, the south-facing garden captures the sun and offers a great canvas for outdoor living.

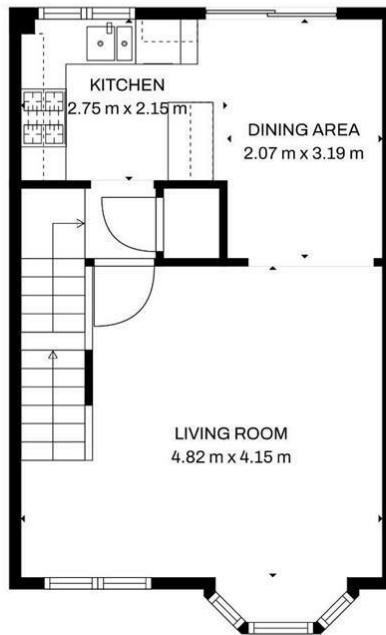
With its unbeatable station-side position, parking for two plus garage with internal access, sunny garden and clear scope to add value, this is a standout opportunity. Viewing is highly advised.

GUIDE PRICE £385,000-£395,000

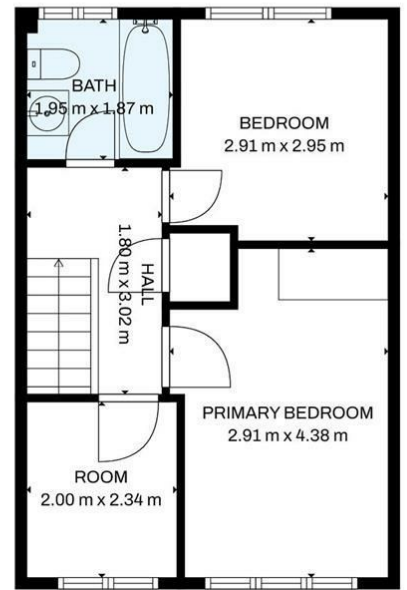
www.aspireestateagents.co.uk



FLOOR 1



FLOOR 2



FLOOR 3

TOTAL: 94 m2
 FLOOR 1: 21 m2, FLOOR 2: 37 m2, FLOOR 3: 36 m2
 EXCLUDED AREAS: GARAGE: 14 m2, WALLS: 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	69
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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	



rightmove.co.uk
 The UK's number one property website

Zoopla.co.uk

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.