



Sadlers Mead, 3 Clare Road, Benfleet, Essex, SS7 4EQ
2 bed first floor maisonette / **Guide Price** £240,000 - £250,000 / t. 01702 555888

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Situated in the ever popular 'Sadlers Mead', a high quality development within Benfleet is this well presented **two bedroom** first floor maisonette offering good size accommodation throughout. Boasting lounge, well fitted kitchen and modern bathroom suite together with own undercover allocated parking space with EV charging point, communal gardens and own private entrance door. Also benefiting from a long lease in excess of 100 years remaining.

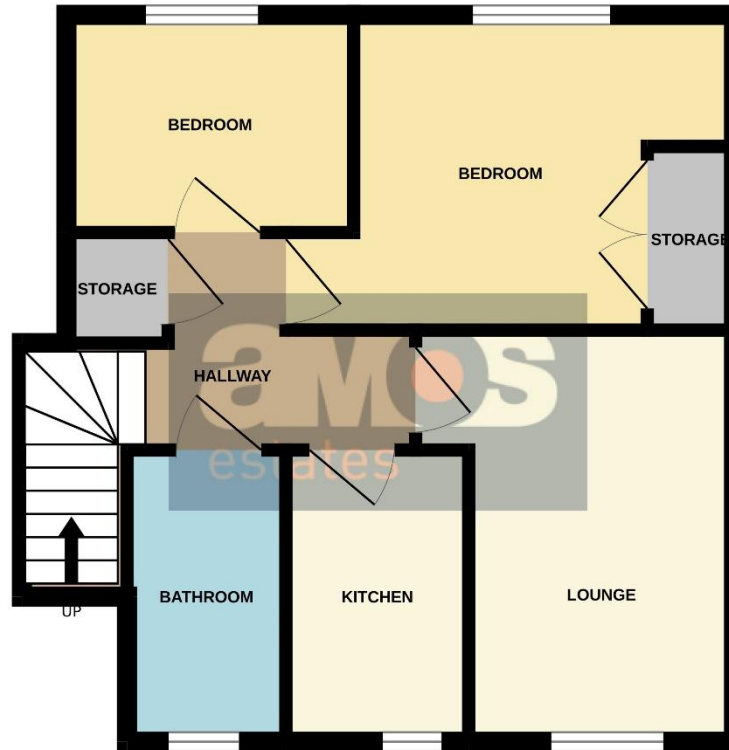
Ideally situated within easy access to A13/A127 major trunk roads and located bus routes whilst also being a short drive to Benfleet mainline station with direct link to London. Local shops, amenities and supermarkets are also close by whilst excellent local schools are within easy reach, the property being within the Appleton School catchment. Viewings Advised.

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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.
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Highlights

- / Well Presented Two Bedroom Maisonette
- / Sought After Development
- / Own Private Entrance Door
- / Good Size Lounge
- / Well Fitted Kitchen
- / Modern Bathroom Suite
- / Upvc Double Glazing Throughout
- / Long Lease
- / Own Allocated Undercover Parking With EV Charging Point
- / Communal Garden
- / Easy Access Of Transport Links
- / Appleton School Catchment
- / Close To Shops, Amenities & Supermarkets
- / Viewings Advised



Own private entrance door opening to hallway with stairs leading to first floor:

Hallway \ Fitted carpet, smooth plastered and coved ceiling, power points, airing cupboard housing hot water cylinder and consumer unit, doors to accommodation off.

Lounge 12'8 x 9'8 \ Laminate flooring, smooth plastered and coved ceiling, power points, telephone point, T.V point, electric radiator, upvc double glazed window to front.

Kitchen 8'10 x 5'4 \ Modern fitted kitchen comprising stainless steel sink and drainer unit with mixer tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated fridge/freezer, space and plumbing for washing machine, integrated oven with four ring electric hob above and extractor over, tiled splashbacks, power points, smooth plastered and coved ceiling with inset spotlights, tiled effect flooring.

Bedroom One 10'8 x 10' \ Upvc double glazed window to rear, fitted carpet, power points, electric radiator, loft access hatch, smooth plastered and coved ceiling, fitted wardrobes.

Bedroom Two 8'5 x 6'5 \ Upvc double glazed window to rear, fitted carpet, power points, smooth plastered and coved ceiling, electric radiator.

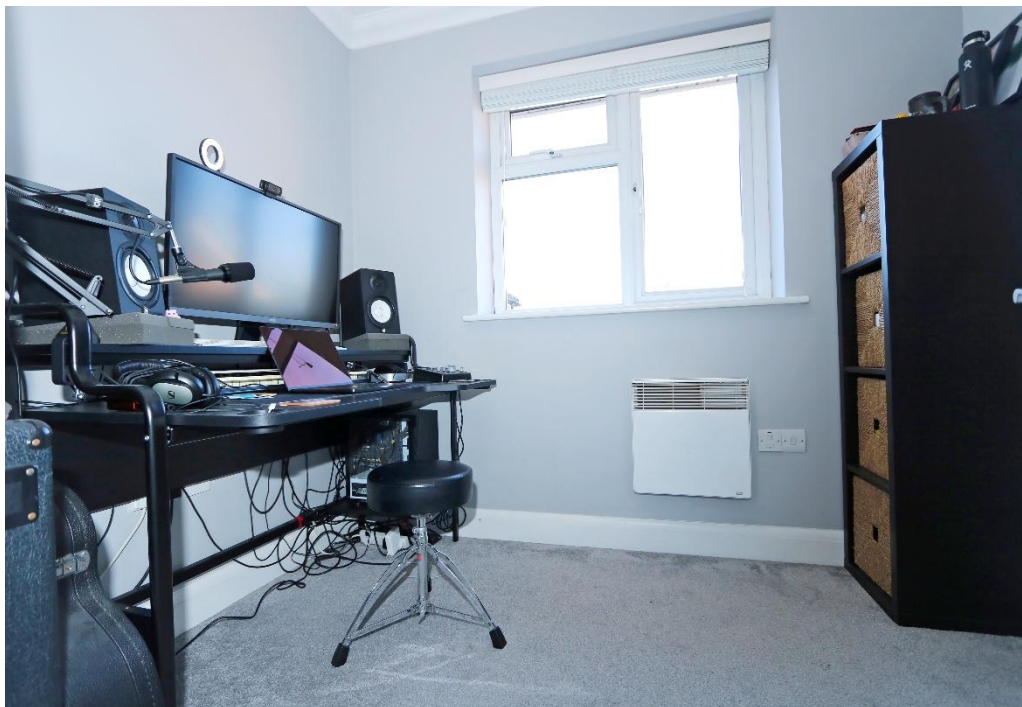
Bathroom \ Three piece suite comprising panelled bath with chrome mixer tap and shower over, low level push button w.c, vanity wash hand basin with chrome mixer tap and storage below, upvc obscure double glazed window to front, heated towel radiator, extractor, tiled floor and walls, smooth plastered and coved ceiling with inset spotlights.

Parking \ Allocated undercover parking space with EV charging point.



Communal Gardens \ The property benefits from communal garden mainly laid to established lawn with screen panelled fencing to borders, accessed via secure gate to side.

Lease Info \ We understand there is a lease term of 125 years from 1st January 2006 so therefore benefiting from approx. 107 years remaining. We are advised the service charge is approximately £1856 per annum.





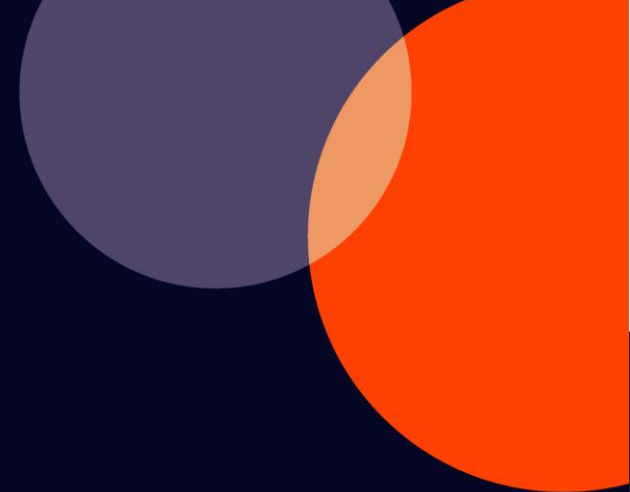
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