



High Road, South Benfleet, Essex, SS7 5LG
2 bedroom first floor flat / £325,000 / t. 01702 555888

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A rare opportunity to purchase this stylish, well designed **two bedroom** first floor apartment boasting a bright and spacious layout with a high quality finish throughout. Accommodation includes stunning fitted kitchen open plan to lounge/diner, private covered balcony with attractive outlook, generous size bedrooms both with fitted wardrobes and balconies, and a luxury three piece bathroom suite. Special features include own secure allocated parking space via gated car park, video entry phone system, lift to all floors and a long lease, all offered with no onward chain.

Situated in this premier complex within the heart of South Benfleet, a short walk from local shops, restaurants and Benfleet mainline station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the South Benfleet Primary & King John school catchments. Don't miss out, call now to book your viewing!

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The floor plan shows a property with the following layout:

- Balcony:** Located at the top left, accessible from the Kitchen/Lounge/Diner area.
- Kitchen/Lounge/Diner:** A large open-plan area on the left side, featuring a sink and stove area at the bottom left.
- Bedroom:** Two bedrooms are located on the right side of the property, both with built-in wardrobes.
- Bathroom:** A bathroom is situated at the bottom right, containing a toilet, sink, and bathtub.
- Hallway:** A central hallway provides access to the bedrooms, bathroom, and a front entrance at the bottom.

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Highlights

- \\ **Beautifully Presented Two Bedroom First Floor Apartment**
- \\ **No Onward Chain**
- \\ **Stunning Kitchen Open Plan To Lounge/Diner**
- \\ **Private Covered Balcony With Attractive Outlook**
- \\ **Generous Size Bedrooms Both With Fitted Wardrobes & Balconies**
- \\ **Luxury Three Piece Bathroom Suite**
- \\ **Secure Allocated Parking Space**
- \\ **Video Entry Phone System**
- \\ **Long Lease In Excess Of 120 Years**
- \\ **Lift To All Floors**
- \\ **Prime South Benfleet Location**
- \\ **Walking Distance To Benfleet Mainline Station**
- \\ **South Benfleet Primary & King John School Catchments**
- \\ **High Quality Finish Throughout**
- \\ **EPC Rating - C**

Secure communal entrance door with video entry phone system opening to communal hallway, lift and stairs leading to first floor, private entrance door opening to entrance hall.

**Entrance Hall **

LVT flooring, video entry phone system, power points, electric radiator, storage cupboard, smooth plastered ceiling with inset spotlights. Doors to accommodation off.

**Lounge Diner / Kitchen 21'2 x 12'9 Plus Recess **

Commencing with stunning fitted kitchen comprising double bowl sink with moulded drainer and mixer tap inset into a range of Quartz work tops with cupboards and drawers beneath and matching eye level units, integrated Bosch four ring induction hob with extractor over, integrated Bosch oven, integrated dishwasher, integrated washer/dryer, tiled splashbacks, smooth plastered ceiling with inset spotlights, under cupboard spot lighting, LVT flooring, power points. Open plan to lounge/diner having continuation of smooth plastered ceiling with inset spotlights, LVT flooring, electric radiator, TV point, power points, two obscure double glazed windows to side, range of bi-folding doors to rear leading to balcony.

**Private Balcony 10'2 x 4'8 **

Covered balcony providing attractive outlook over surrounding area with wrought iron and glass surround, outside lighting.

**Bedroom One 12'5 Into Wardrobe Depth x 10' **

Double glazed window to rear, with double glazed French doors adjacent opening to Juliet balcony, LVT flooring, fitted mirror fronted wardrobes, smooth plastered ceiling with inset spotlights, power points, TV point.

**Bedroom Two 13' Into Wardrobe Depth x 9'1 **

Double glazed French doors opening to balcony, mirror fronted fitted wardrobes, LVT flooring, smooth plastered ceiling with inset spotlights, TV point, power points, electric radiator.



**Bathroom 6'4 x 5'5 **

Luxury three piece suite comprising panelled bath with chrome mixer tap, drench style shower head above and separate handheld attachment, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, smooth plastered ceiling with inset spotlights, extractor, shaving point.

**Parking **

The property benefits from a secure allocated parking space accessed via remote control gates.

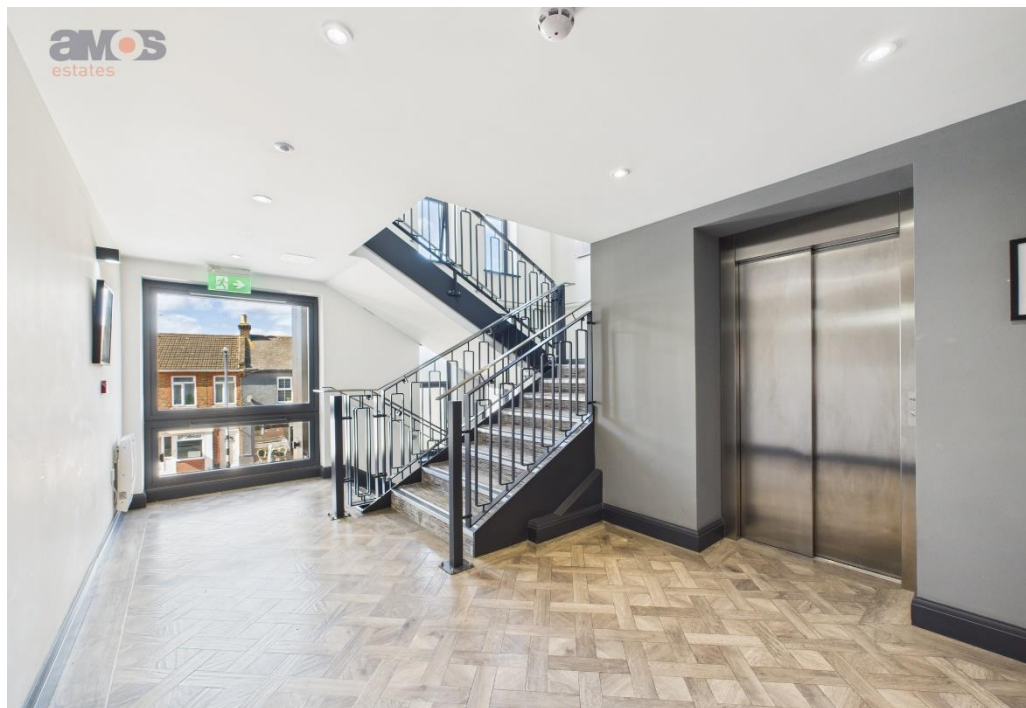
**Lease Info **

125 years from and including 1 January 2021 to and including 31 December 2146 therefore benefiting from a long lease in excess of 120 years. We are advised the ground rent is approximately £250 per annum and the service charge is approximately £1789 per annum.







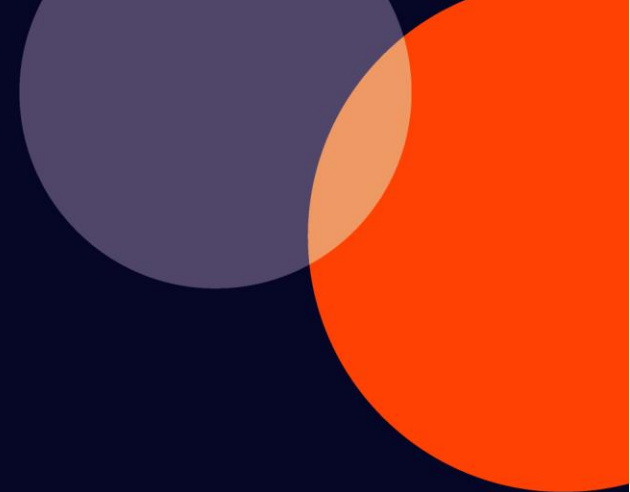


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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take. *Digital Markets, Competition and Consumers Act 2024.*

These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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