



* £300,000 - £325,000 Guide Price * ALLOCATED PARKING SPACE * SECURE GATED DEVELOPMENT * PRIVATE SOUTH FACING BALCONY * DOUBLE BEDROOMS WITH EN-SUITES * OPEN-PLAN LIVING * SHARE OF FREEHOLD * UNDERFLOOR HEATING THROUGHOUT * This spacious first-floor apartment is finished to an impeccably high standard and offers a private entrance hall with storage space and a w/c, two double bedrooms both with their own en-suites, an open plan kitchen-reception room and a private south facing balcony. There is a secure allocated parking space within the gated development and a communal rear garden. For schooling, this flat is within catchment for South Benfleet Primary School and Appleton Secondary School. There are amenities, bus links and transport links moments away, with Benfleet Station being just a short walk. The property has just acquired a share of the freehold making it a must-view!

- Gated and allocated parking
- Two en-suite bathrooms and a downstairs w/c
- Secure entry system to both the development and communal entrance
- Modern kitchen with breakfast bar
- Short walk to Benfleet Station
- South facing balcony with estuary glimpses
- Share of freehold
- Communal rear garden
- Two double bedrooms
- High level of finish throughout

Kents Hill Road

Essex

£300,000

Price Guide



Kents Hill Road



Allocated Parking

One allocated parking space within a secure gated development.

Frontage

Secluded entrance for this gated and secure development, fob entry system to gain access to entire development with an intercom system for calling individual apartments, one allocated parking space, green areas, secure communal front door to:

Communal Entrance Hallway

Carpeted staircase rising to first floor landing to private entrance door.

Private Entrance Hallway

Access to w/c, storage cupboard housing the boiler, spotlighting, skirting, carpet, underfloor heating (each room individually controlled).

Downstairs W/C

5'2" x 3'0"

Underfloor heating with individual control, floating vanity unit with countertop wash basin and chrome mixer tap, low-level w/c, floor to ceiling wall tiles, spotlighting, extractor fan, floor tiling.

Kitchen-Reception Room

24'11" x 11'9"

UPVC double glazed french doors with blinds leading to the private south facing balcony, matt grey kitchen units comprising; stainless steel sink and drainer with chrome mixer tap set into a granite effect laminate worktop, four ring burner Neff electric hob with extractor over, integrated Neff oven, three/four seater breakfast bar, space for under counter washing machine, integrated Neff dishwasher, integrated fridge/freezer, spotlighting, tiled flooring.

Reception area - access to balcony, underfloor heating, skirting, carpeted flooring.

South Facing Balcony

Wrought iron railings, composite decking, wall lighting, glimpses of Kent and the Estuary.

Master Bedroom

15'1" x 9'0"

UPVC double glazed sash window to rear aspect, access to en-suite, under floor heating, skirting, carpet.

En-Suite to Master

8'10" x 2'9"

Underfloor heating connected to the master bedroom, shower enclosure with drencher head and secondary shower attachment, floating vanity unit with countertop wash basin and chrome mixer tap, low-level w/c, shaver socket, floor to ceiling wall tiles, extractor fan, spotlighting, floor tiling.

Bedroom Two

9'6" x 9'0"

UPVC double glazed window to rear aspect, access to en-suite, underfloor heating, skirting, carpet.

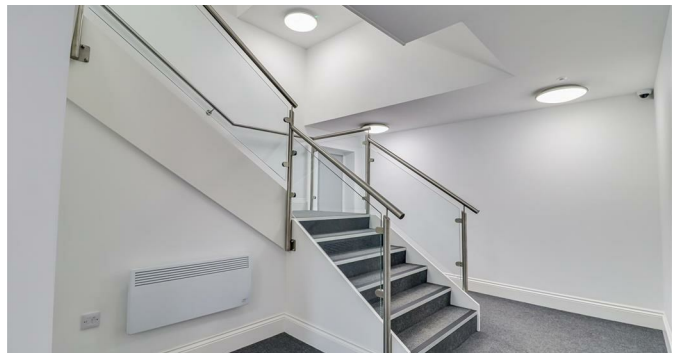
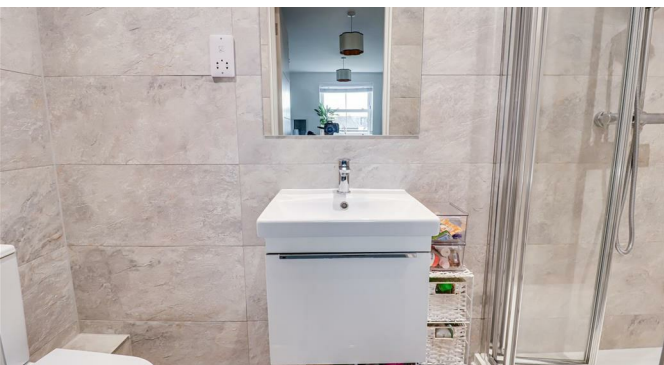
En-Suite to Bedroom Two

8'10" x 3'3"

Underfloor heating, shower enclosure with drencher head and secondary shower attachment, extractor fan, spotlighting, floating vanity unit with countertop wash basin and chrome mixer tap, low-level w/c, wall tiles and floor tiling.

Communal Rear Garden

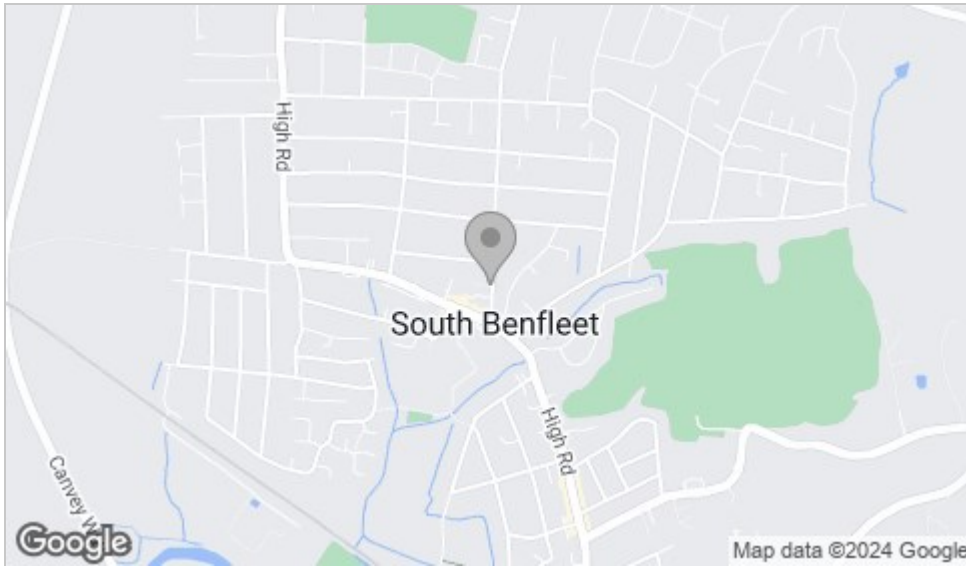
Paved garden with planting borders and fencing.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	