



\* £220,000- £230,000 \* THE KING JOHN SCHOOL CATCHMENT \*

Welcome to this bright and modern ground floor flat located on Kiln Road in Benfleet. This delightful property boasts a triple aspect, allowing for an abundance of natural light to fill the living spaces. The flat features a spacious open plan lounge diner that seamlessly connects to the kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining. With two generously sized bedrooms, this flat is ideal for small families, couples, or individuals seeking extra space. The white three-piece bathroom is well-appointed, providing a clean and contemporary feel. One of the standout features of this property is the allocated parking, ensuring convenience for residents. Additionally, you will have access to a beautiful communal rear garden, offering a tranquil outdoor space to unwind and enjoy the fresh air. Situated close to local amenities, this flat is perfectly positioned for everyday conveniences. Furthermore, it is just a short drive to Benfleet Station, making it an excellent choice for commuters looking to travel into London or other nearby areas. This property presents a wonderful opportunity for those seeking a modern living space in a desirable location. Don't miss your chance to make this charming flat your new home.

- Modern ground floor flat
- Direct access to a raised decking area and a communal rear garden
- Stylish three-piece bathroom
- Welcoming hallway with storage cupboard
- Doorstep to local amenities
- Two good sized bedrooms
- Open plan lounge diner and kitchen
- Naturally bright being tripple aspect
- Allocated parking space
- No onward chain

## Kiln Road

Benfleet

**£220,000**

Price Guide



# Kiln Road



## Frontage

Car park area with one allocated parking space outside the flats entrance.

## Hallway

14'7" x 13'7"

Smooth coved ceiling with a pendant light, composite entrance door to the front, storage cupboard, laminate flooring, electric radiator.

## Bedroom One

12'7" x 10'5"

Smooth coved ceiling with a pendant light, double glazed door to the rear with an adjacent double glazed window leading out to the communal garden area, electric radiator, carpet.

## Bedroom Two

11'9" x 9'2" x 8'9"

Smooth coved ceiling with a pendant light, double glazed window to the front overlooking the communal garden area, electric radiator, carpet.

## Three Piece Bathroom

6'4" x 5'8"

Smooth coved ceiling with inset spotlights, extractor fan, p-shaped bath with a shower over, low-level WC, wall hung wash basin, lino flooring, fully tiled walls.

## Open Plan Lounge Diner

15'8" into the bay x 9'6"

Smooth coved ceiling, double glazed windows to the front, double glazed bay windows to the side, electric radiator, laminate flooring, opening to:

## Kitchen

9'6" x 5'3"

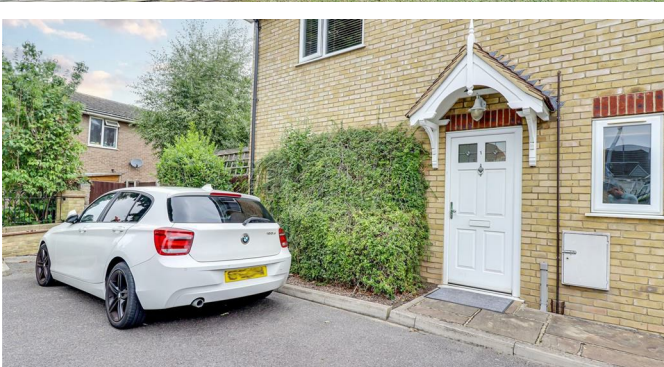
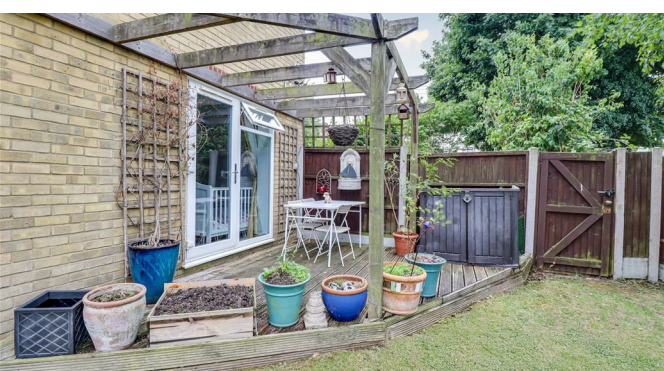
Double glazed window to the side, smooth coved ceiling. Modern shaker style kitchen comprising of; wall and base level units, integrated washing machine, integrated fridge freezer, integrated oven with a four ring hob and an extractor fan above, stainless steel sink and drainer, integrated slimline dishwasher, tiled splashback, laminate flooring.

## Communal Rear Garden

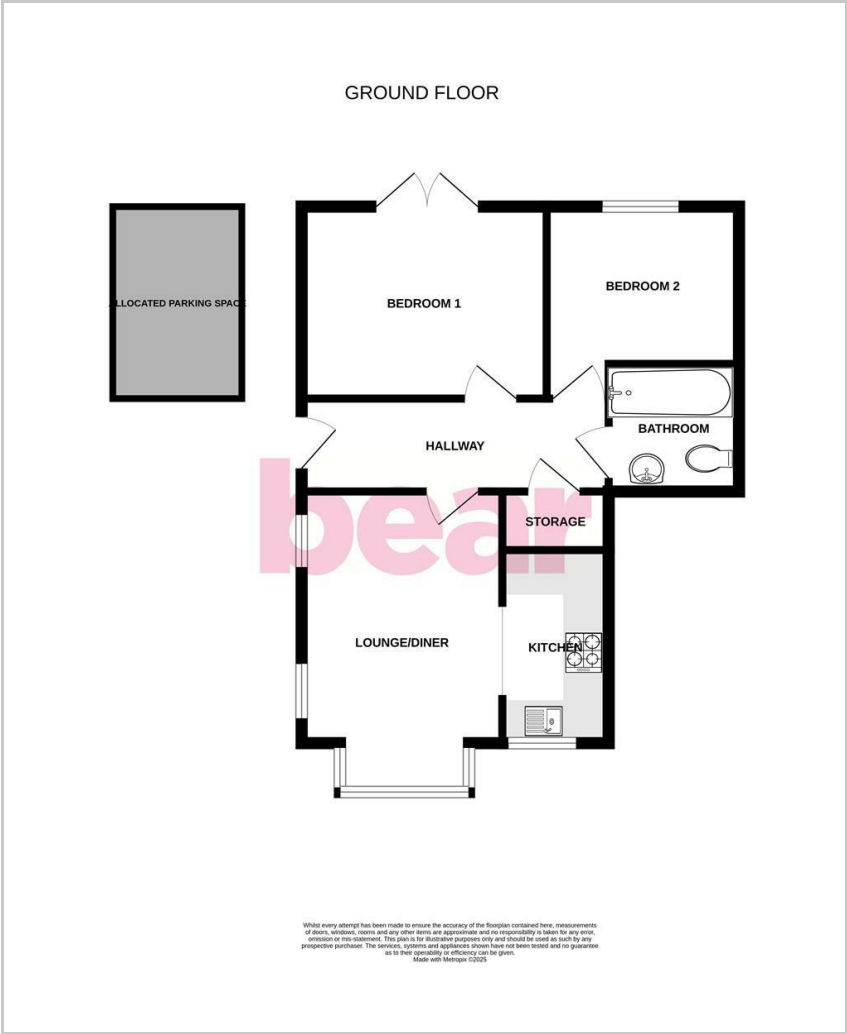
Raised decking area immediately outside your door with the remainder laid to lawn, front access to the car park (this takes you directly to your car parking space), side access to the front both sides of the building.

## Tenure

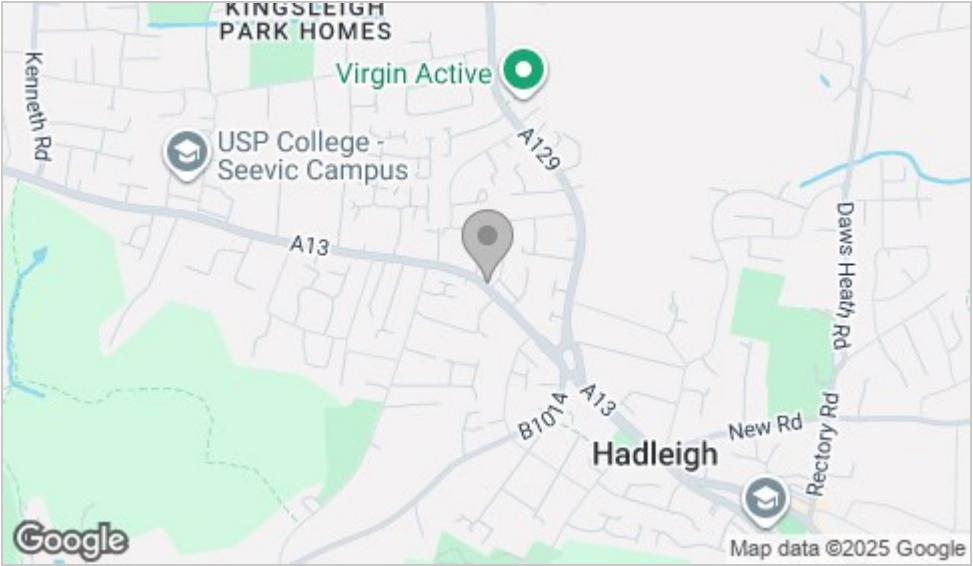
102 years remaining. £250 per annum ground rent. £100 per calendar month service charge. Dedmans Property Management managing agents.



# 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

