



Brown & Brand



London Road
, Benfleet, SS7 1AX

- Larger than average top floor 2 bed apartment
- Modern sought after development
- Ensuites to both double bedrooms with guest WC
- Large open plan lounge/kitchen with appliances

£275,000





Property Description

Nestled in a contemporary, purpose-built development, this exceptional top-floor apartment is larger than average and comes with the added benefit of vacant possession, ready for its new owner to move in.

The accommodation is thoughtfully designed and begins with a communal entrance hall equipped with both stairs and lifts providing access to all floors. A personal entrance door leads into a welcoming hallway with ample storage and doors to all main rooms.

Both double bedrooms are impressively sized, each boasting its own luxuriously tiled ensuite bathroom, ensuring convenience and privacy. Additionally, a two-piece tiled cloakroom caters to guests.

The heart of the home is the expansive open-plan lounge and kitchen area, ideal for entertaining or unwinding. The kitchen is tastefully appointed with modern units, integrated appliances, and a sleek tiled floor, blending style with functionality.

This apartment perfectly combines modern convenience with a spacious layout, making it ideal for professionals, couples, or investors.

Early viewing is highly recommended to fully appreciate all this stunning property has to offer.





ACCOMODATION

approached via communal entrance and entrance hall with stairs giving access to all floors. Lift giving access to all floors. Personal entrance door giving access through to

ENTRANCE HALL

Wood effect flooring. Radiator behind cover. Flat plastered ceiling. Security entry phone system. Panelled doors giving access to all rooms.

WALK IN CUPBOARD

Housing meters and airvac system.

CLOAKROOM

Fitted in a two piece suite comprising close coupled WC and wash hand basin. Tiled floor. Tiled walls. Flat plastered ceiling with spotlights and extractor.

BEDROOM ONE

13' x 11' 7" (3.96m x 3.53m) Carpet. Radiator. Flat plastered ceiling double glazed window to side. Panel door giving access to

ENSUITE

3 piece suite comprising self-contained shower cubicle with plumbed in shower and glass screen, pedestal wash hand basin and close coupled WC. Tiling to walls and floors. Flat plastered ceiling with spotlights and extractor. Stainless steel towel rail/radiator.

BEDROOM TWO

16' 9" x 9' 6" (5.11m x 2.9m) (Maximum L shaped measurement) Carpet. Radiator. Flat plastered ceiling. Double glazed window to side. Panel door giving access to.

ENSUITE

Fitted in a three piece suite comprising self-contained shower cubicle with plumbed in shower with glass screen. Wash hand basin and close coupled WC Tiled to floor and walls. Flat plastered ceiling with spotlights and extractor.

OPEN PLAN LOUNGE KITCHEN

23' 2" x 11' 6" (7.06m x 3.51m)

LOUNGE AREA

Carpet. Radiator. Flat plastered ceiling. Double glazed windows to side. Built-in cupboard housing boiler for central heating and hot water systems.

KITCHEN AREA

Fitted in modern high gloss units of cupboards and drawer packs to both ground and level with contrasting worktops over with matching breakfast bar for two people. Space for freestanding fridge freezer. Integrated oven grill and hob with extractor. Space and plumbing for washing machine.





EXTERNALLY

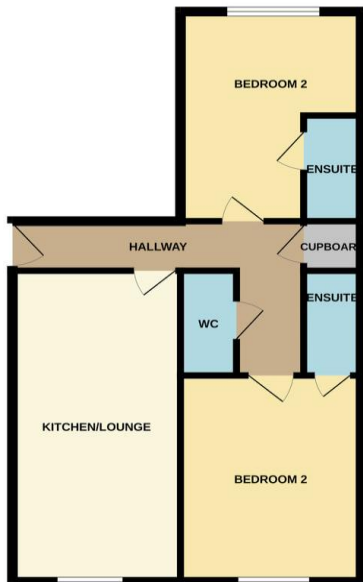
Block is surrounded by lawn areas with privacy hedges. Brick built bin Store. communal pathways with lighting

PARKING

Each apartment has its own reserved parking bay with additional guest bay.



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12024

Energy performance certificate (EPC)

Apartment: 18 Marina Heights London Road SIPPL 1ST S17 3AX	Energy rating B	Valid until 30 September 2035
		Certificate number 9788-4966-7340-3495-4810

Property type: Top-floor flat
Total floor area: 72 square metres

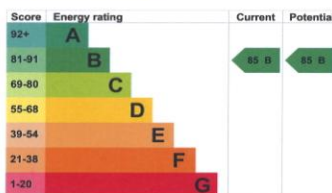
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/government/consultations/private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/0788-4966-7340-3495-4810>