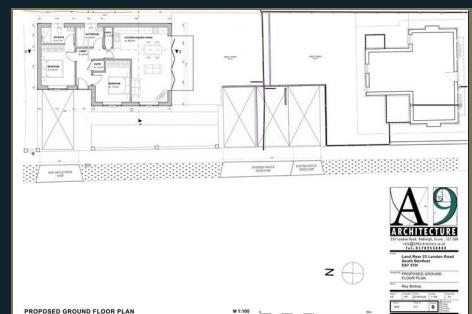




PRESTIGE & VILLAGE

UK's finest properties



LONDON ROAD, BENFLEET, SS7 5TH

FOR SALE: UNIQUE RENOVATION OPPORTUNITY WITH PLANNING PERMISSION FOR AN ADDITIONAL 2-BEDROOM BUNGALOW ON THE EXISTING PLOT

Are you looking for your next project? This property is a blank canvas, ready for a complete transformation! Situated in a desirable location, this exciting opportunity offers:

Property Condition: The existing structure requires full renovation, giving you the freedom to bring your vision to life or start fresh with the approved plans.

Planning Permission: Full planning permission granted for the development of a modern 2-bedroom bungalow. Perfect for downsizers, small families, or as a rental investment.

Generous Plot: The property sits on a spacious plot, offering potential for a landscaped garden, parking, and outdoor living space.

Location: Close to local amenities, transport links, and schools, making it a practical and appealing choice for a variety of buyers.

This is a rare chance to build or renovate to your exact specifications, creating a bespoke home or an ideal investment property.

Guide Price: £525,000

Viewings by Appointment Only.

Don't miss out – contact us today for more information and to arrange a viewing.

OFFERS IN EXCESS OF £525,000

LONDON ROAD , BENFLEET, SS7 5TH



- Renovation Project
- Great location and Links
- Planning permission granted for Additional Property
- Holding company purchase possible
- A Chance to add value or create a new home
- Stamp Duty Savings

Kitchen

12'9" x 12'9" (3.9 x 3.9)

Room 1

12'9" x 12'9" (3.9 x 3.9)

Room 2

10'5" x 12'5" (3.2 x 3.8)

Bedroom 1

12'5" x 12'5" (3.8 x 3.8)

Bedroom 2

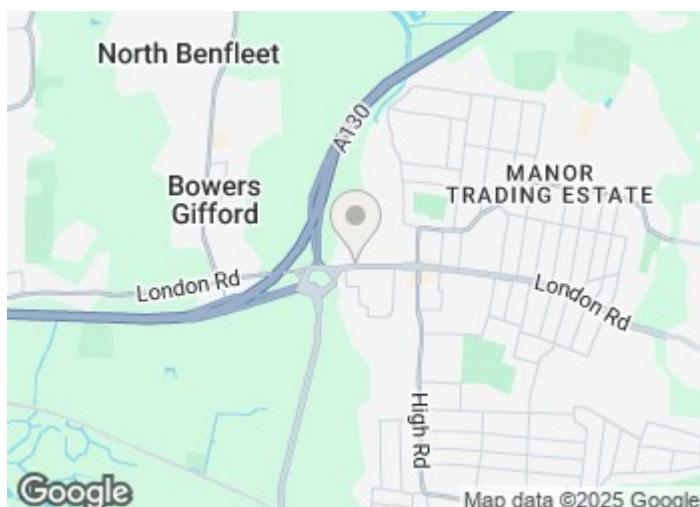
10'5" x 12'5" (3.2 x 3.8)

Bedroom 3

12'9" x 8'10" (3.9 x 2.7)

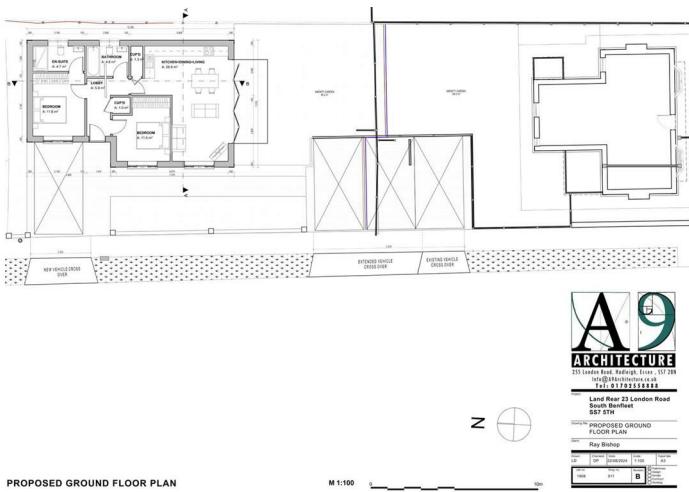
Shower Room

5'2" x 2'11" (1.6 x 0.9)



Directions

Band A



Land Rear 23 London Road
South Benfleet
SS7 5TH

PROPOSED 3D VIEWS, not in scale

A9 ARCHITECTURE



FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		19	
(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	