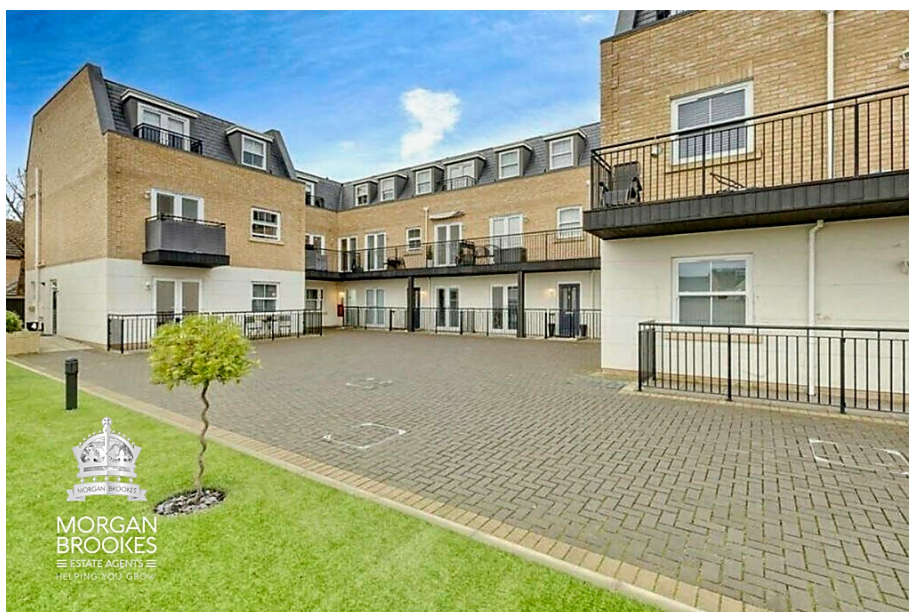




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Halle Mews, South Benfleet



Morgan Brookes Believe - This Stunning ground floor apartment offers open plan living with a luxury kitchen, two large bedrooms both with En-suites and a separate WC. There is private exterior space and secure gated parking. Our Sellers Love - The superb South Benfleet position, giving easy access to the mainline train station servicing London Fenchurch Street, shops, restaurants, bars and open spaces. It's been a fantastic home for them and will be missed.

Key Features

- Stunning Ground Floor Apartment.
- Open Plan Living.
- High Spec Kitchen.
- Two En-suites & Separate WC.
- Fitted Wardrobes.
- Underfloor Heating Throughout.
- Private Gated Development.
- Close To Benfleet Mainline Station.
- Communal Courtyard.
- Designated Car Space For One.

£325,000

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Halle Mews, South Benfleet

Entrance

Double glazed panelled door leading to:

Entrance Area

Opens to Living Space:

Living Area

32' 7" x 14' 7" (9.92m x 4.44m)

Living Area: Double glazed french door to juliet balcony, carpet flooring with underfloor heating, smooth ceiling, opens to: Kitchen Area: Double glazed window to rear aspect, fitted with a range of base and wall mounted units, fitted oven, integrated fridge, freezer, dishwasher, space and plumbing for appliances, roll top work surfaces with stainless steel sink and drainer, four point induction hob and extractor above, tiled floor with underfloor heating, smooth ceiling with down lights.

Inner Lobby

Cupboard housing boiler, tiled flooring with underfloor heating, smooth ceiling with down lights, doors to:

WC

Wash hand basin, low level WC, tiled floor with underfloor heating, smooth ceiling.

Master bedroom

14' 6" x 9' 5" (4.42m x 2.87m)

Double glazed french doors to juliet balcony, fitted wardrobes, carpet flooring with underfloor heating, smooth ceiling, door to:

En-suite

9' 4" x 2' 9" (2.84m x 0.84m)

Shower cubicle with rainforest head, wash hand basin, low level WC, tiled walls and floor with underfloor heating, smooth ceiling with down lights.

Bedroom 2

11' 6" x 9' 5" (3.50m x 2.87m)

Double glazed window to rear aspect, fitted wardrobes, carpet flooring with underfloor heating, smooth ceiling, door to:

En-suite

9' 4" x 2' 9" (2.84m x 0.84m)

Shower cubicle with rainforest head, wash hand basin, low level WC, tiled walls and floor with underfloor heating, smooth ceiling with down lights.

Exterior

Communal outside space, secure gated parking.

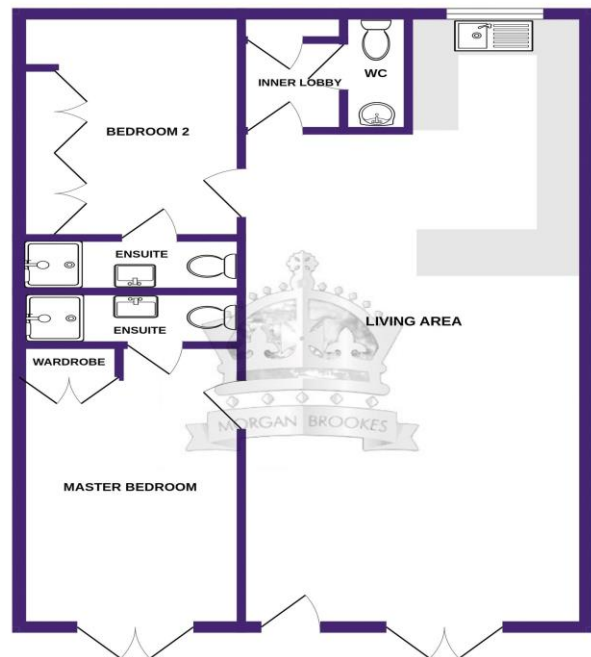
Additional Information

Lease: Approximately 194 Years Remaining.

Service Charge £557.58 Charged 6 Monthly.

Building Insurance: £376.54 Charged Per Annum.

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



MORGAN BROOKES LTD
TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information

Castle Point Borough Council

Council Tax Band: C

01268 755626

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£325,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.