



# FOR SALE

**London Road,  
Benfleet SS7 2BT**

Asking Price £395,000   Leasehold   Council Tax Band - A

2  2  1  850.00 sq ft

- Stunning Two Bedroom New Build Penthouse Apartment
- Generous Private Roof Terrace With Artificial Grass
- Stylish Open Plan Lounge/Kitchen/Diner
- Contemporary High Gloss Kitchen With Integrated Appliances
- Bedroom One With Modern En-Suite Shower Room
- Wraparound Private Balcony With Far Reaching Views
- Close To Leigh Broadway, Schools And Green Spaces
- Spacious Hallways Enhancing Flow And Light
- Allocated Sheltered Parking Space To Rear
- Excellent Access To Shops Restaurants And Amenities

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

This elegant two bedroom penthouse blends contemporary design with free flowing layouts, offering spacious open-plan living enhanced by herringbone flooring and sleek high-gloss finishes. Two generous double bedrooms, including a luxurious en-suite, are complemented by a stylish bathroom. Large glass sliding doors offer wraparound balcony access from the bedroom to the living areas, further elevate the sense of light, space and sophistication throughout.

A standout private roof terrace provides a rare outdoor sanctuary, perfect for entertaining or unwinding in the sunshine. Set within the pristine Crystal House development, residents enjoy fresh communal spaces, lift access, secure entry and allocated sheltered parking. The building's striking white façade ensures lasting curb appeal and a modern, low-maintenance lifestyle.

Ideally located for convenience and lifestyle, the property sits moments from shops, eateries and everyday essentials, with Leigh Broadway just minutes away. Green spaces, historic Hadleigh Castle and popular bike trails are nearby, while well-regarded local schools are within easy reach, offering an exceptional balance of urban vibrancy and natural surroundings.

## Measurements

Kitchen/Lounge/Diner

7.81m x 4.37m > 3.53m (25'7" x 14'4" > 11'6")

Bedroom 1

2.80m > 1.17m x 5.51m > 3.95m (9'2" > 3'10" x 18'0" > 12'11")

En-suite

1.47m x 2.41m (4'9" x 7'10")

Bedroom 2

2.46m x 3.16m (8'0" x 10'4")

Bathroom

2.02m x 2.61m (6'7" x 8'6")

## Interior

Occupying a coveted penthouse position within the newly constructed Crystal House building, this beautifully executed two-bedroom apartment offers refined contemporary living. The expansive open-plan lounge, kitchen and dining area is a striking focal point, where dark high-gloss cabinetry contrasts elegantly with light grey tiled splashbacks. The addition of fashionable herringbone flooring ties the space together, creating a sleek yet welcoming atmosphere ideal for both entertaining and everyday living. Wide, thoughtfully designed hallways enhance the sense of space and flow throughout the home, leading seamlessly to each room. Bedroom One is a generous double, complete with a stylish three-piece en-suite featuring a large walk-in shower and modern fittings. Floor-to-ceiling glass sliding doors flood the room with natural light and provide direct access to the private balcony, which wraps around to the main living area for effortless indoor-outdoor living. The second bedroom is another well-proportioned double, perfectly suited for a child's room, guest accommodation or a home office. The main bathroom is finished to a high standard, offering a bath with overhead shower, contemporary wall tiling and attractive flooring, continuing the cohesive modern design throughout the apartment.

## Exterior

One of the home's most impressive features is its generously sized private roof terrace, thoughtfully laid with artificial grass to create a tranquil outdoor retreat. This superb space is ideal for alfresco dining, entertaining friends, or simply relaxing in the sunshine with a cold refreshing drink in hand. The newly built Crystal House building boasts pristine communal areas, served by a lift for ease and convenience. Security and accessibility are enhanced by a secure intercom system. The building's crisp white façade delivers strong curb appeal. To the rear, the property benefits from an allocated, sheltered parking space, offering both practicality and peace of mind for residents.

## Location

Perfectly positioned, the apartment is surrounded by a wealth of everyday amenities, including retail shops, restaurants and food stores all within comfortable walking distance. Leigh Broadway is just a short drive away, offering charming independent shopping by day and a vibrant dining and social scene by night. For outdoor enthusiasts and families, Hadleigh Castle is nearby for scenic picnic spots, Hadleigh bike trails and children's playgrounds are close by. Highly regarded Hadleigh Nursery and Junior Schools are conveniently located just a couple of roads away, making this an ideal setting for families and professionals alike. The area is served by Benfleet train station for transport into London with the addition of local bus routes nearby.

## School Catchments

Hadleigh Infant and Nursery School

Hadleigh Junior School

The Deanes

## Tenure

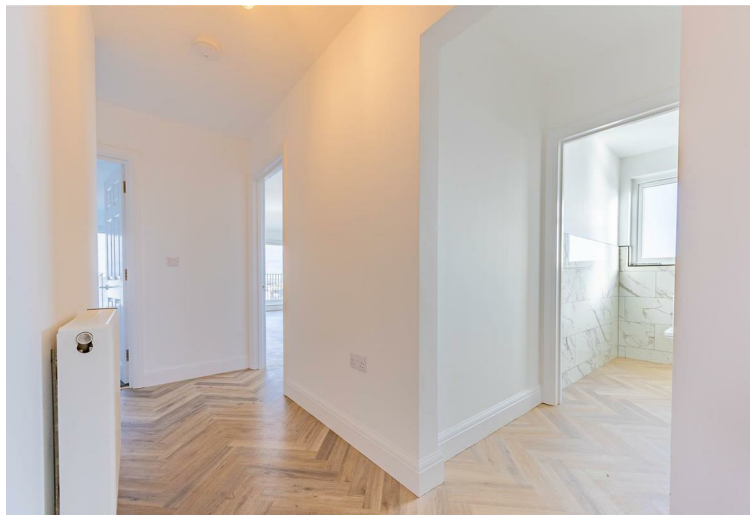
Leasehold

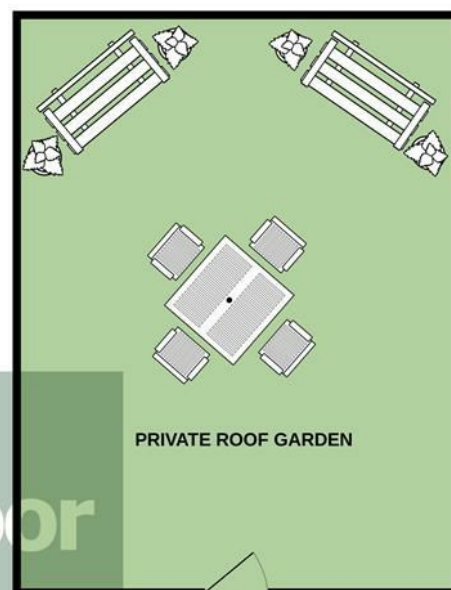
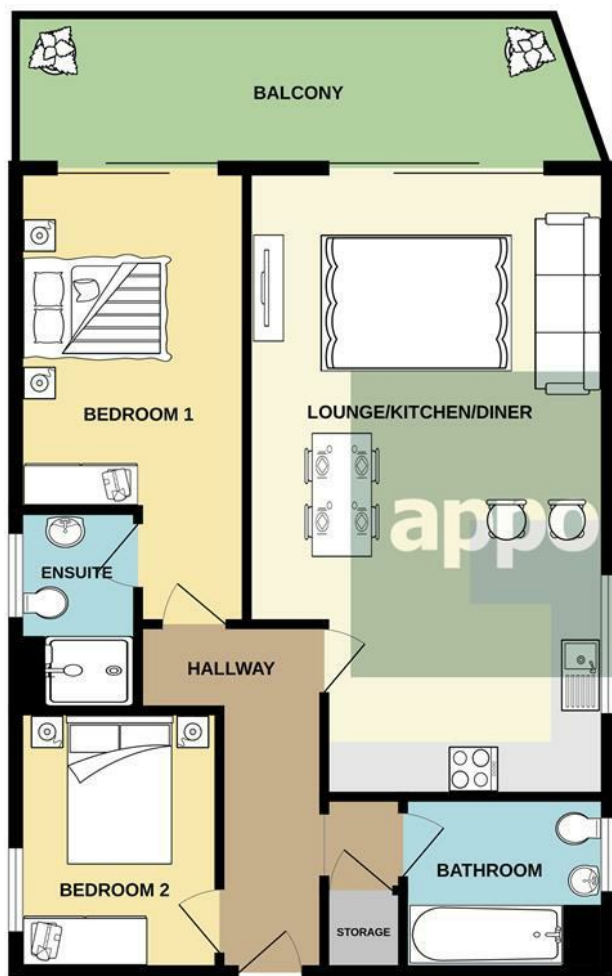
Awaiting lease details.

Estimates service charges: £2000.00 per annum.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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