



Located in the heart of Benfleet, this modern first-floor flat offers bright and well-proportioned accommodation in a highly convenient setting, ideal for first-time buyers, couples or investors. The property boasts a spacious double bedroom and a generous lounge/diner, creating a comfortable and versatile space for both everyday living and entertaining. A fully fitted kitchen completes the internal accommodation, providing ample storage and workspace. Externally, the property benefits from an allocated parking space to the rear, together with additional visitor parking – a particularly valuable feature in such a central location. Residents also have access to a communal rear garden, offering a pleasant outdoor area to enjoy during the warmer months. The location is another major advantage, with Benfleet High Road and the popular Tarpots shopping facilities both within walking distance. A wide range of shops, cafés, restaurants and everyday amenities are close at hand, along with convenient transport links to the surrounding area. Combining spacious accommodation, dedicated parking and an excellent central location, this attractive first-floor flat is a superb opportunity for anyone looking to enjoy convenient living in Benfleet.

- Modern first floor flat
- Communal rear garden
- Large Lounge/Diner
- Three-piece bathroom
- Local amenities close by
- Allocated parking to the rear and visitor parking
- Fully fitted kitchen
- One double bedroom
- Close to major bus links
- Centrally located, being walking distance to Benfleet High Road and Tarpots shopping facilities

## High Road

Benfleet

**£210,000**

Offers In Excess Of



# High Road



## Exterior

Communal gardens, allocated parking to the rear along with visitor parking, access to:

## Communal Hallway

Stairs rising to the first floor, access to:

## Entrance Hallway

16'9" x 5'10"

Smooth coved ceiling with inset spotlights, solid wood entrance door to the side, loft hatch (part boarded and insulated), airing cupboard housing the water tank with shelving, electric radiator, wood effect laminate flooring, door to:

## Bedroom One

13'10" x 12'0"

Smooth coved ceiling with a pendant light, double glazed windows to the rear overlooking the communal gardens and the parking, fitted mirrored wardrobes with shelving, electric radiator, carpet.

## Bathroom

8'9" x 4'7"

Smooth ceiling with inset spotlights, extractor fan, panelled bath with an electric shower over, vanity unit wash basin, low-level WC, part tiled walls, tiled flooring.

## Lounge/Diner

14'5" x 14'1" max

Smooth coved ceiling, leadlight double glazed box bay window to the front, electric radiator, fuse board, carpet, opening to:

## Kitchen

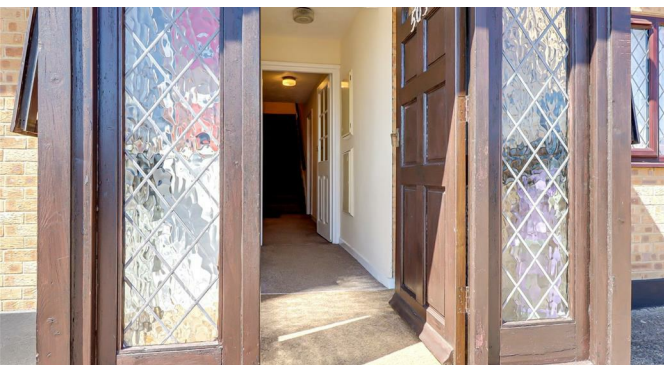
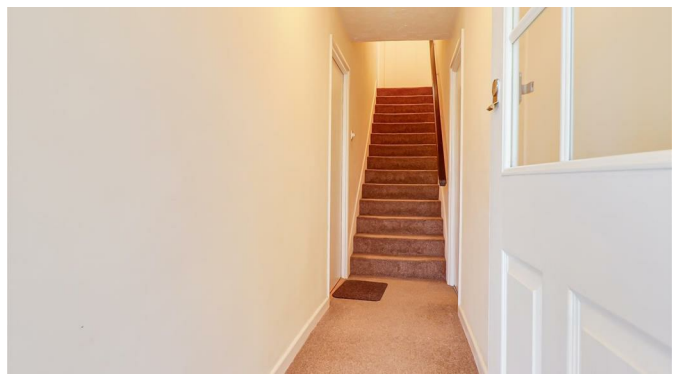
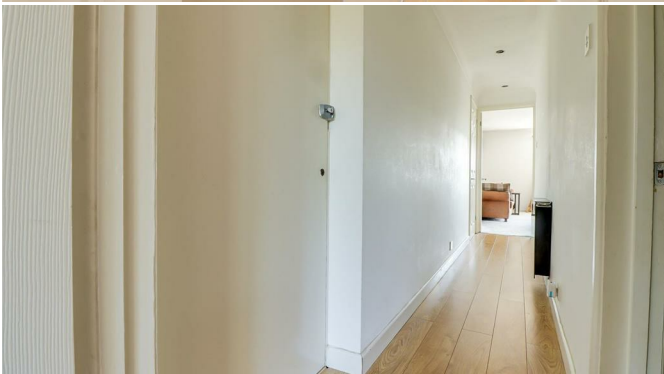
11'8" x 8'9"

Smooth ceiling with inset spotlight. Modern

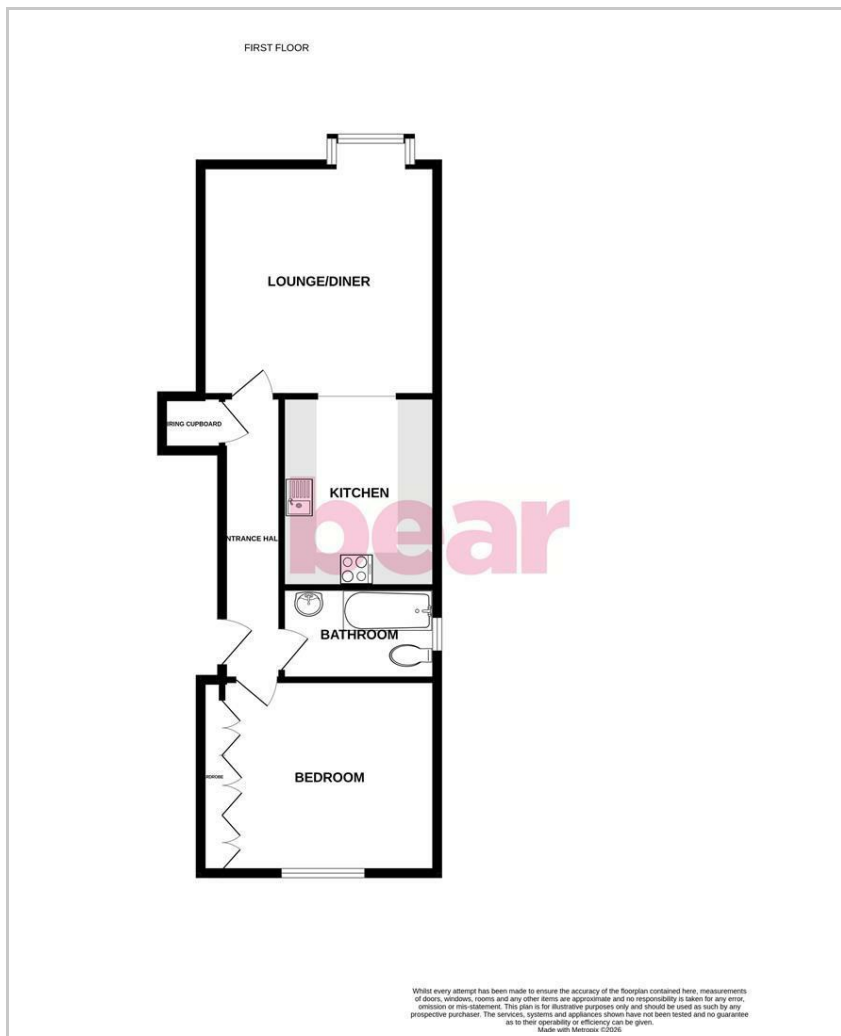
shaker style kitchen comprising of; wall and base level units with a square edge oak effect worktop, sink and drainer with a brushed chrome tap, integrated oven and grill, four-ring electric hob with an extractor fan above, integrated fridge and freezer, set of drawers, space for a washing machine, space for a tumble dryer, floor to ceiling storage unit, laminate flooring.

## Agents Notes:

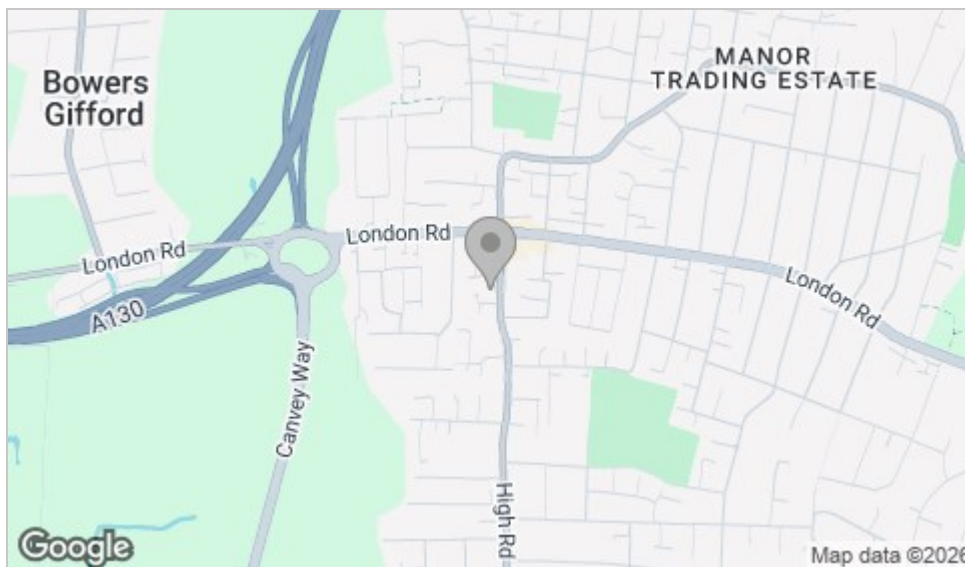
Council tax band: B



## 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.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@beaestateagents.co.uk](mailto:los@beaestateagents.co.uk) <http://www.beaestateagents.co.uk/>

## Energy Efficiency Graph

