

Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

High Road

Benfleet, SS7 5HY

- Two Bedroom Apartment
- Share of Freehold
- Modern Fitted Kitchen
- Allocated Parking & Garage with New Up-and-Over Door

£250,000











Property Description

Brown & Brand are pleased to offer for sale this well-presented two bedroom apartment, ideally situated in South Benfleet and being sold with a share of the freehold.
The property is presented in excellent condition throughout. The accommodation comprises a large lounge/diner with plenty of space for both living and dining furniture, a modern fitted kitchen, two well-proportioned bedrooms and a well-presented three-piece bathroom suite. A further benefit is the parking available to the rear, with an allocated parking space together with your own private garage with a new up-and-over garage door, providing excellent additional storage. The location is particularly convenient, with a good selection of local shops, cafés, restaurants and everyday amenities close by. Benfleet Station is also within easy reach, providing c2c rail services towards London, making this a practical choice for commuters. There are also regular local bus services nearby, with good road links providing access towards the A13, A130, Southend and the surrounding areas. With its spacious accommodation, excellent parking facilities, share of the freehold and convenient location, this property would make an ideal home for first-time buyers, those looking to downsize or investors.
Viewing is highly recommended.









ACCOMODATION COMPRISES
Entrance via the side of the property through a communal door, with a staircase immediately ahead providing access to your own front door, leading into the entrance hallway.

ENTRANCE HALLWAY
Own personal front door leading into a spacious entrance hallway, featuring wood-effect flooring, a smooth plastered ceiling with coving and access to the spacious loft.

KITCHEN
9' 5" x 9' 2 (approx. measurements including units)" (2.87m x 2.79m) Modern fitted kitchen comprising a range of wall and base units providing plenty of storage, with worktops over and marble-effect lino splashback. Small breakfast bar with electric radiator under. The kitchen is fitted with a range of integrated appliances, including an electric hob with extractor hood over, integrated oven and separate integrated fridge and freezer. Freestanding washing machine/dryer. Granite single-bowl sink with drainer and mixer tap over. Tiled-effect laminate flooring, smooth plastered ceiling with coving and spotlights, and double-glazed window to the side.

LOUNGE/DINING ROOM
16' 5" x 12' (5m x 3.66m) Generously sized lounge/dining room offering a versatile space for both relaxing and entertaining, with ample room for a dining table and chairs. Finished with wood-effect flooring, smooth plastered ceiling with spotlights and two double-glazed side windows which allow plenty of natural light to fill the room. Electric radiator.

BEDROOM ONE
12' 2" x 12' (3.71m x 3.66m) Large double bedroom with wood-effect flooring, a smooth plastered ceiling with coving, double-glazed window to the rear and an electric radiator.

BEDROOM TWO
10' 2" x 9' 6 (Maximum L Shaped Measuremnt)" (3.1m x 2.9m) Well presented second bedroom with wood-effect flooring, double-glazed window to the side allowing plenty of natural light, smooth plastered ceiling with coving, electric radiator and integrated wardrobes.

BATHROOM
Well-presented three-piece bathroom suite, finished with tiled flooring and fully tiled walls. The room features a smooth plastered ceiling with inset spotlights and extractor fan. The suite comprises a vanity wash hand basin with mixer tap and useful storage cupboards beneath, together with a wall-mounted vanity unit with mirror over. Large shower enclosure with electric shower and freestanding showerhead, low-level flush WC and ladder-style heated towel rail/radiator.



EXTERNALLY
The property also benefits from roof-mounted solar panels

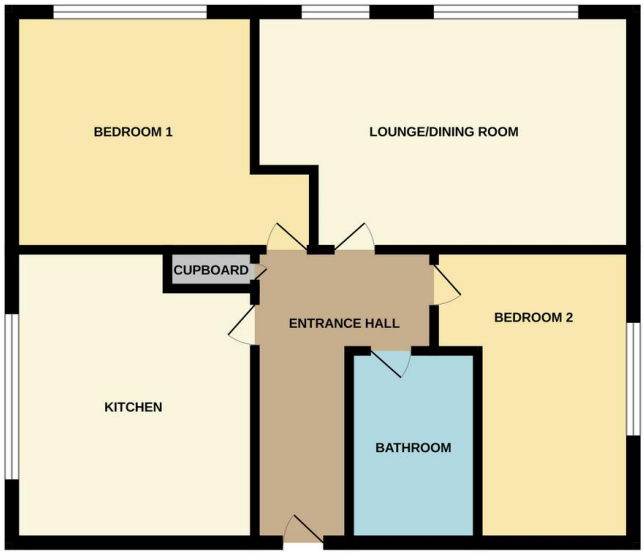
PARKING/GARAGE
Allocated parking space to the rear, together with a garage benefiting from a new up-and-over door.

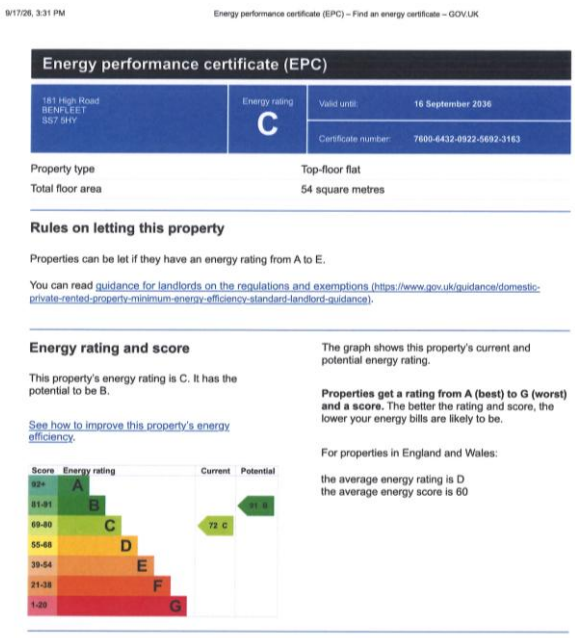
MATERIAL INFORMATION
SHARE OF FREEHOLD
Lease Remaining - 143 Years
Service Charges - No Regular Service Charges Payable
Ground Rent - £30.00



Material Information
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GROUND FLOOR





9/17/26, 3:31 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

181 High Road
BENFLEET
SS7 5HY

Energy rating: C

Valid until: 16 September 2036

Certificate number: 7600-6432-0922-5692-3163

Property type	Top-floor flat
Total floor area	54 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements