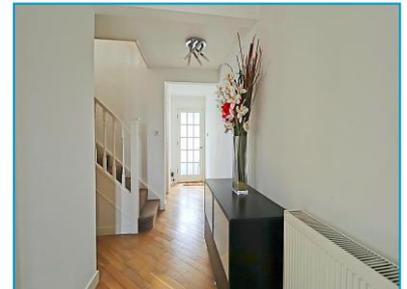




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



The Terrace, South Benfleet



Morgan Brookes believe - Positioned within the highly sought-after South Benfleet area, seconds from the main line station servicing London Fenchurch Street, is this superb modern, spacious town house, ideal for commuters and families alike. The private access to the front, garage and parking to the rear should seal the deal.

Our Sellers love - The Location, ideal for city professionals like themselves, after living here for 20 years they'll miss the neighbours and views the most.

Key Features

- Next To Benfleet Station & Morgan Brookes!
- Don't Miss This, Call To View!
- Superb Views Of Surrounding Area
- Accessed Via A Private Lane.
- A Great Size & Condition Home.

£425,000

The Terrace, South Benfleet

Entrance

Double glazed paneled door to:

Porch

4' 10" x 4' 1" (1.47m x 1.24m)

Meter cupboard, smooth ceiling, wood flooring, door to:

Hallway

21' 0" nt 6' x 9' 7" nt 3'4" (6.40m nt 1.82m x 2.92m nt 1.01m)

Radiator, stairs to first floor, smooth ceiling, wood flooring, door to rear lobby, obscure double glazed paneled door to rear garden, doors to:

Ground Floor Office / Bedroom

11' 7" nt x 10' 9" (3.53m nt 2.81m x 3.27m)

Double glazed window to front aspect, radiator, smooth ceiling, wood flooring.

Ground Floor Bedroom

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to rear aspect, radiator, smooth ceiling, wood flooring.

Ground Floor Bathroom

Paneled bath with raised shower system & shower screen, fitted hand basin, low level WC, understairs storage area, complimentary tiling to walls, smooth ceiling incorporating downlights, tiled flooring with underfloor heating.

First Floor Landing

Smooth ceiling, wood flooring, opens to:

Living Room

18' 4" x 16' 0" (5.58m x 4.87m)

Double glazed window to front aspect, double glazed French doors to Juliet balcony, radiator, smooth ceiling, wood flooring.

Kitchen / Breakfast Room

15' 11" x 8' 11" (4.85m x 2.72m)

Two double glazed windows to rear aspect, fitted range of base and wall mounted units, glass display cabinets, square edge work surfaces incorporating stainless steel sink unit, 4 point gas hob with extractor over, fitted double oven, combination microwave, coffee machine, breakfast bar, complimentary splash back tiling, radiator, Combi boiler, smooth ceiling incorporating downlights, wood flooring.



01268 755626

morganbrookes.co.uk

£425,000

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.

Second Floor Landing**11' 4" nt 2'11" x 8' 10" nt 5'11" (3.45m nt 0.88m x 2.69m nt 1.80m)**

Smooth ceiling incorporating loft access, wood flooring, doors to:

Bedroom 1**16' 9" x 16' 7" nt 10'11" (5.10m x 5.05m nt 3.32m)**

Two double glazed windows to front aspect, radiator, fitted bedroom furniture, smooth ceiling, wood flooring.

Bedroom 2**12' 9" x 9' 1" (3.88m x 2.77m)**

Double glazed window to rear aspect, radiator, fitted bedroom furniture, wood flooring.

Shower Room**6' 5" x 5' 10" (1.95m x 1.78m)**

Obscure double glazed window to rear aspect, double shower cubicle, hand basin, low level WC, stainless steel heated towel rail, smooth ceiling incorporating downlights, complimentary tiling to walls & flooring.

Rear Garden

Paved with decorative stones, opens to rear.

Garage & Parking

Off Street parking in front of garage (Middle Garage).

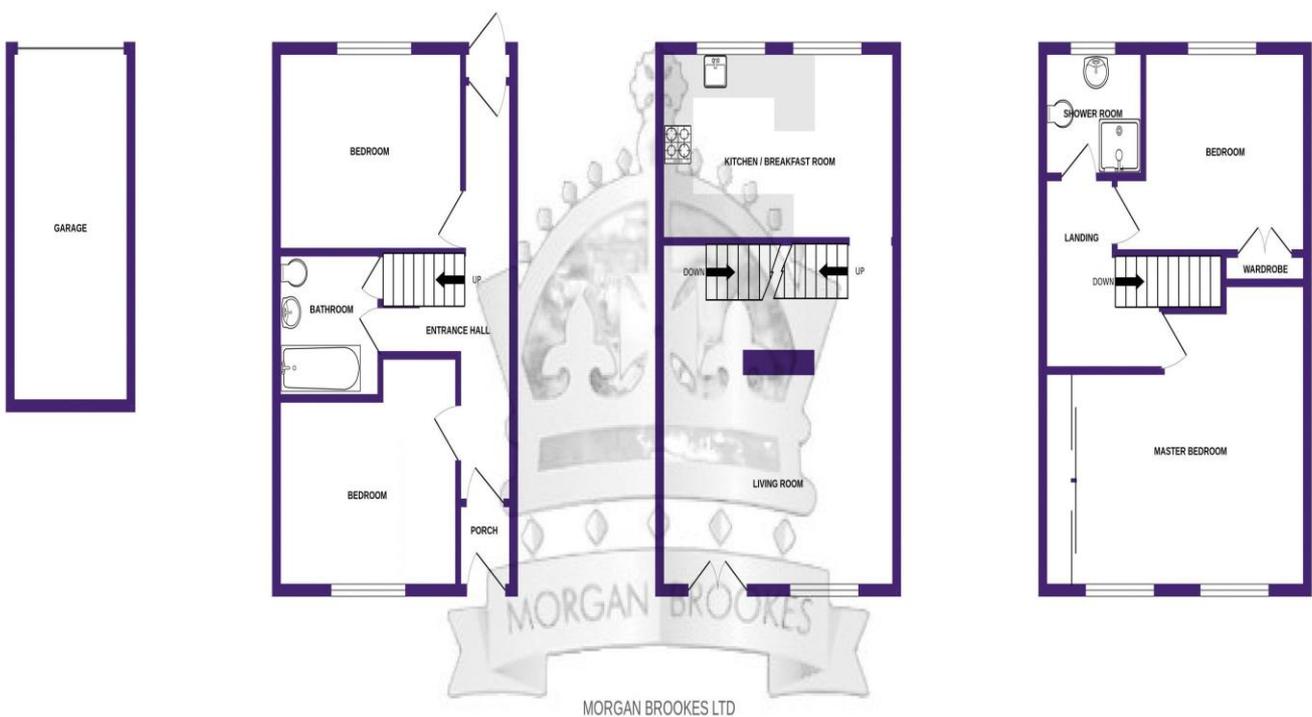


GARAGE

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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