



* STUNNING GROUND FLOOR FLAT * TWO DOUBLE BEDROOMS * Positioned on Catherine Road in Benfleet, this attractive ground floor flat offers spacious and well-arranged accommodation, ideal for a range of buyers. The property comprises two good-sized bedrooms and a generous open-plan kitchen, lounge and dining area, creating a bright and sociable living space with plenty of room for relaxing, dining and entertaining. A modern three-piece bathroom completes the internal accommodation. To the rear, the property benefits from a private residents' car park, providing valuable off-road parking and added convenience. The flat is also ideally placed for everyday amenities, with a variety of local shops and services within walking distance. For those who enjoy the outdoors, nearby woodland provides a pleasant setting for walks and leisure. Offering two bedrooms, spacious open-plan living and the added benefit of private parking, this appealing ground floor flat is a great opportunity in a convenient Benfleet location.

- Ground floor flat
- Two good-sized bedrooms
- Private car park to the rear
- Open plan Kitchen/Lounge/Diner
- Modern three-piece bathroom
- Modern throughout
- Walking distance to local amenities and Woodlands
- Close to local amenities

Catherine Road

Benfleet

£260,000

Offers In Excess Of



Catherine Road



Exterior

Private car park, access to:

Communal Entrance Hallway

Smooth ceiling with pendant light, entrance door to the front with an adjacent double glazed window, door to:

Entrance Hallway

11'6" x 5'3" > 3'9"

Smooth ceiling with a pendant light, storage cupboard, solid wood entrance door to the front with spy hole, entry phone system, radiator, carpet, door to:

Three-Piece Bathroom

7'1" x 6'5"

Smooth ceiling with inset spotlight, extractor fan, paneled bath with a shower attachment, wall mounted vanity unit wash basin, low-level WC, wall mounted chrome headed towel rail, fully tiled walls, tiled flooring.

Bedroom One

13'11" x 8'7"

Smooth ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

Bedroom Two

13'5" max x 8'8"

Smooth ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

Open Plan Kitchen/Lounge/Diner

24'2" x 11'5" > 9'1"

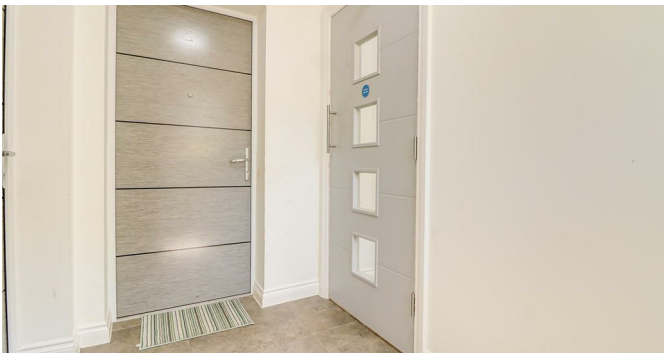
Kitchen Area:

Smooth ceiling with inset spotlights, extractor fan. Handleless white gloss kitchen comprising

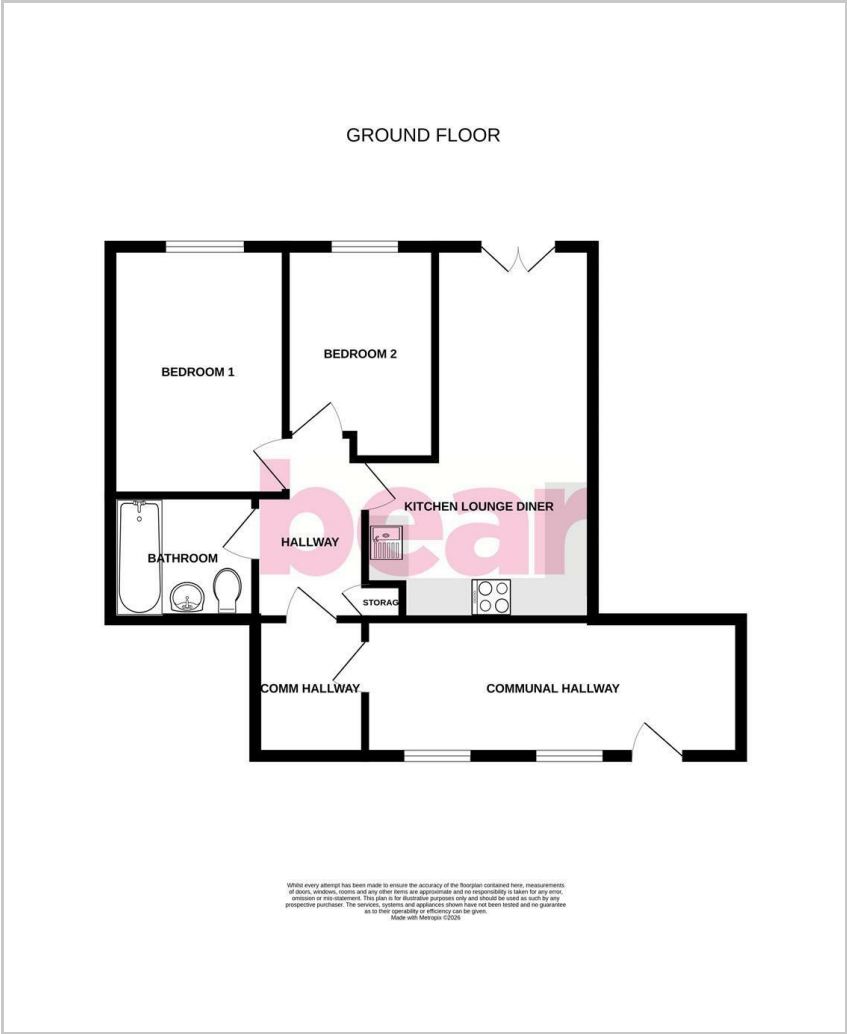
of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome tap, integrated washer dryer, integrated Bosch oven and grill with a four-ring Bosch induction hob with an extractor fan above, integrated fridge freezer on a 50/50 split, set of drawers, tiled walls, tiled flooring, open plan to:

Lounge/Diner Area:

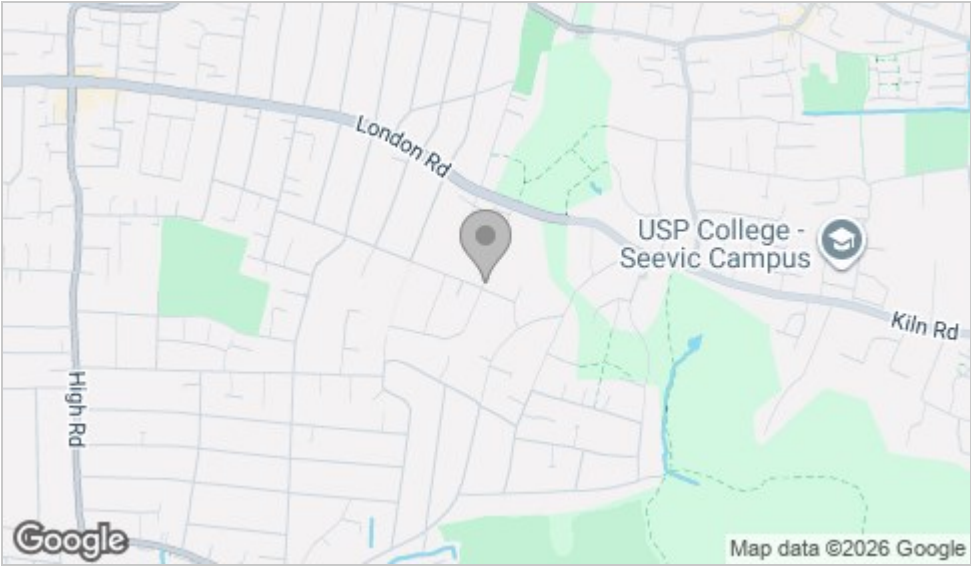
Smooth ceiling with two pendant lights, double glazed French doors to the rear leading to the Juliette balcony, two radiators, carpet.



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@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

