



Kingsmere, Benfleet  
£205,000

home.

# 30 Kingsmere

Benfleet

SS7 3XL



- Charming One Bedroom Ground Flat Flat
- Open Plan Lounge/Kitchen
- Rear Garden
- Close To Local Amenities & Transport Links

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

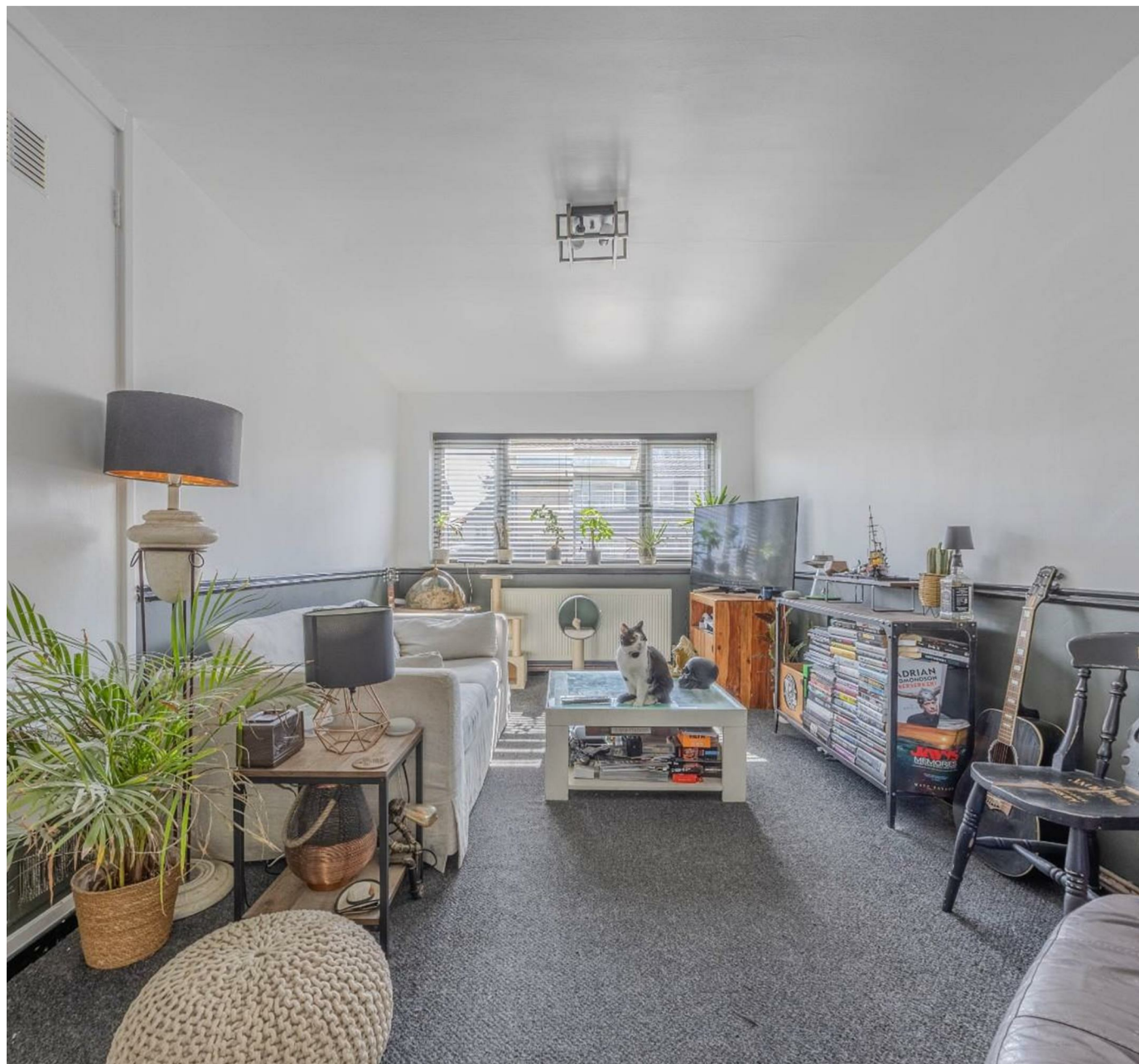
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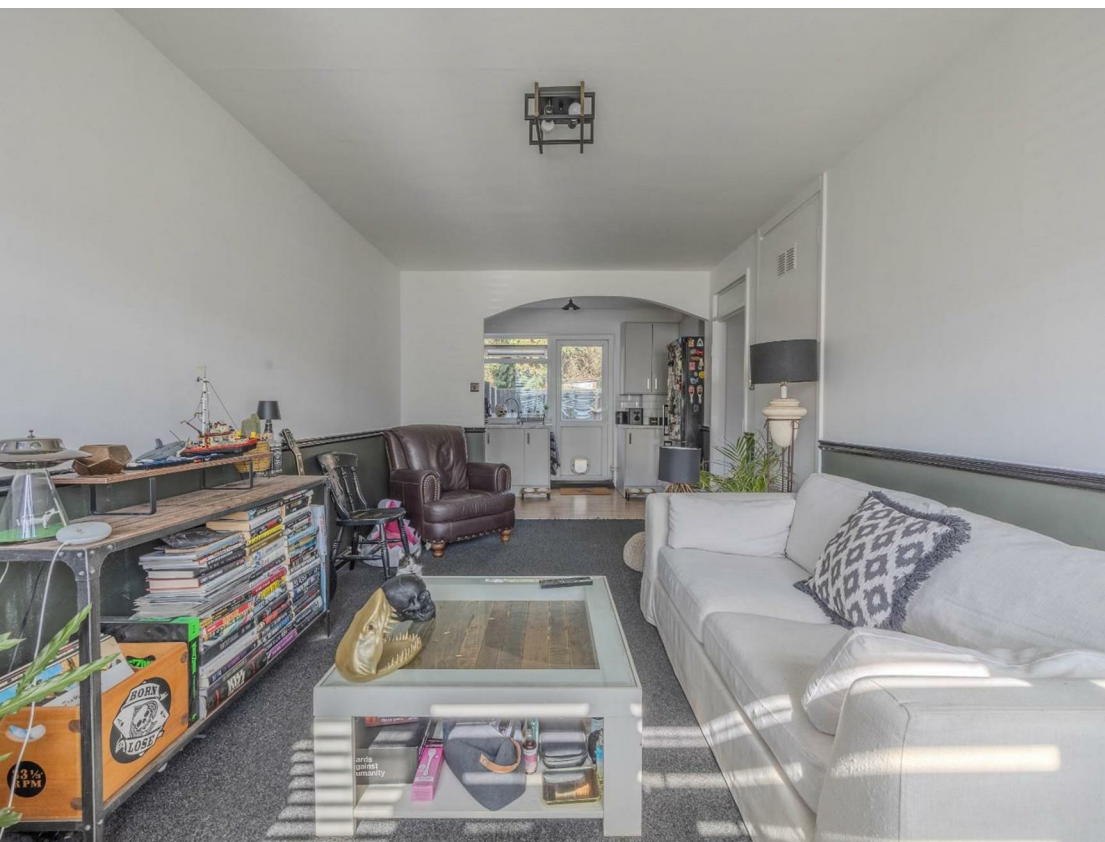


Home Estate Agents are pleased to offer for sale this charming one-bedroom ground floor flat in the desirable Kingsmere area of Benfleet. Ideal for individuals or couples, the property offers a comfortable and well-proportioned layout, including a welcoming reception room, spacious bedroom, and a well-appointed bathroom.

A standout feature is the private rear garden, perfect for relaxing or entertaining, along with ample storage and a secure buzzer entry system for added convenience and peace of mind.

Situated within a friendly community and close to local amenities and transport links, this property presents an excellent opportunity for first-time buyers or investors alike.





### Accommodation Comprises

The property is approached via communal entrance door into communal lobby. Private entrance door leading into:

#### Entrance Hall

Wood effect laminate flooring, storage cupboard, ceiling light,

#### Open Plan Lounge/Kitchen

##### Lounge Area

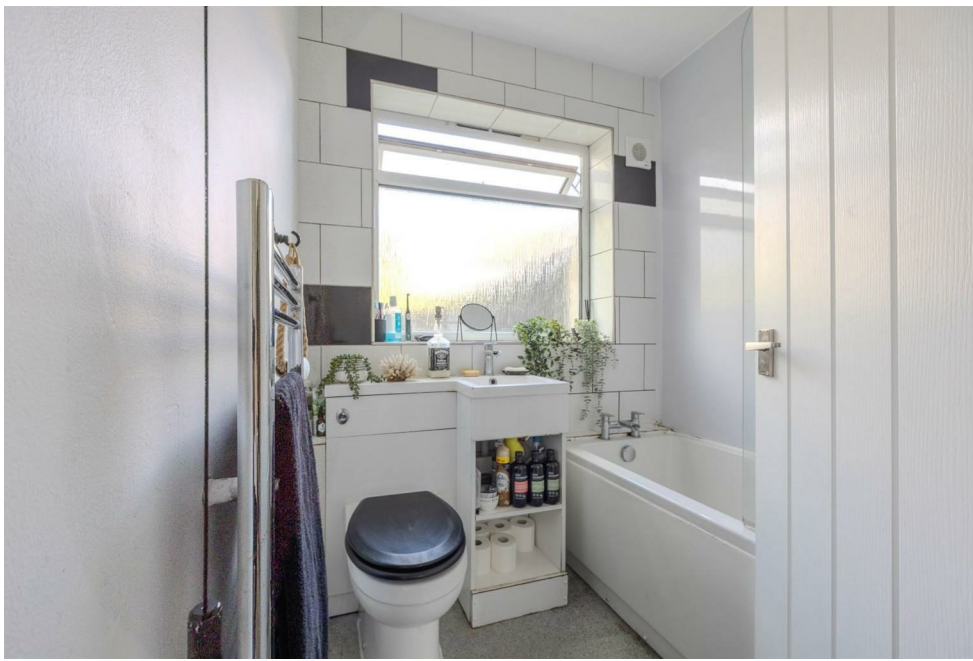
17'4 x 9'11

Carpeted, skirting, dado rail, ceiling light, large storage cupboard, double glazed window to front aspect, radiator. Through to:

##### Kitchen

11'4 x 5'1

Wood effect laminate flooring, double glazed window and door to rear leading to garden, ceiling light. The kitchen is fitted to include a range of base units with square edge worksurfaces and matching eye level wall mounted units, stainless steel sink with drainer and mixer tap, freestanding cooker with four burner gas hob with extractor hood above, washing machine, fridge freezer.



### Bedroom

14'0 x 9'11

Carpeted, skirting, ceiling light, double glazed window to front aspect, radiator.

### Externally

### Rear Garden

Rear garden is mainly laid to lawn with small patio area.

### Lease Information

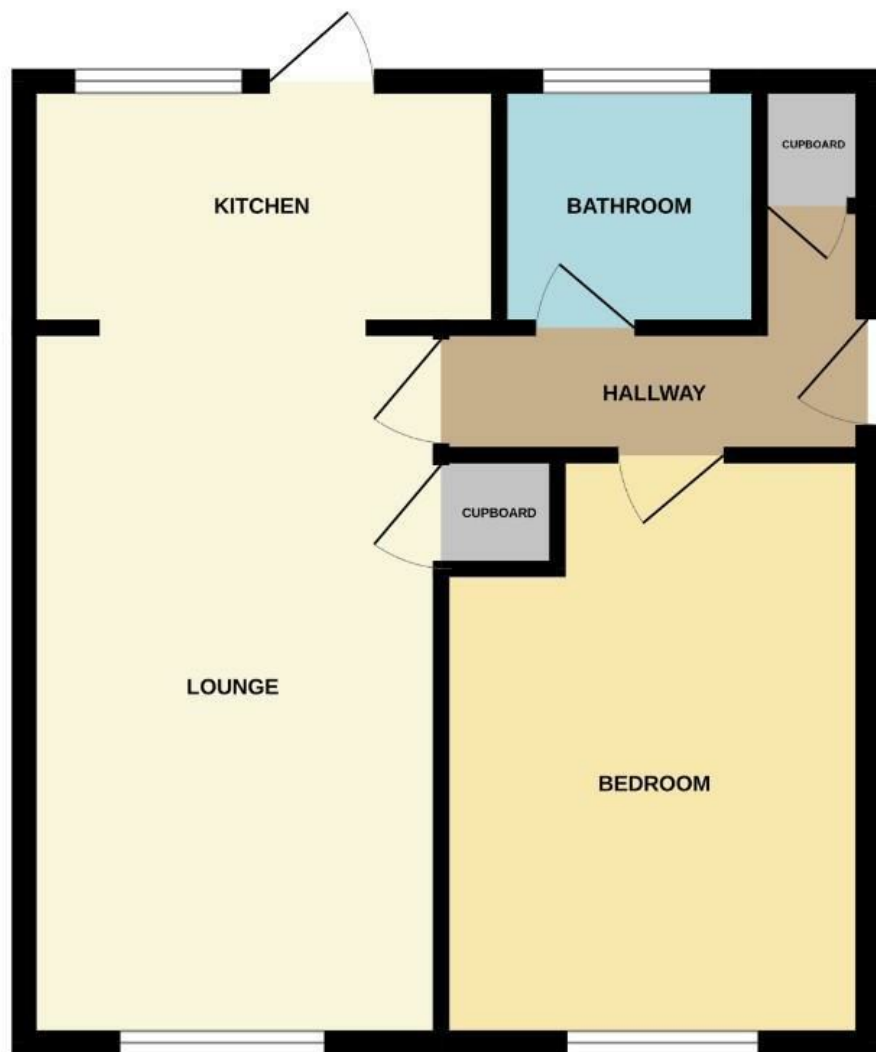
Lease: 90 years remaining

Ground Rent: £10 Per Annum

Service Charge: £1,740 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

## GROUND FLOOR



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: B

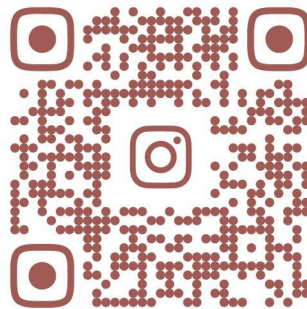
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