



STUART THOMAS
ESTATES



- STUNNING FIRST FLOOR MAISONETTE
- OWN SOUTH FACING REAR GARDEN
- TWO DOUBLE BEDROOMS
- LUXURY FITTED KITCHEN

4a Kingston Way, Benfleet, SS7 3AP

£275,000

Wow! A rare opportunity has arisen to purchase this STUNNING TWO DOUBLE BEDROOM first floor MAISONETTE. With its OWN SOUTH FACING REAR GARDEN and a South Facing Sun Balcony off the Lounge. The kitchen is superbly fitted along with the bathroom. Being sold with NO ONWARD CHAIN don't miss out on this one.



Property Description

ENTRANCE HALL

Entrance door with a glazed inset and glazed side screen leads to the entrance hall. Tiled floor. Radiator. Stairs lead to the first floor landing.

LOUNGE/DINER

This good size room has a double glazed window and door leading to the South Facing sun balcony. Double radiator. Feature stone chimney breast. Opening to the kitchen.

SUN BALCONY

South facing with a metal balustrade.

KITCHEN

Well fitted with a range of units at eye and base level with ample work surfaces over. Four ring gas hob with and extractor cooker hood over and a built under oven. Space and plumbing for a washing machine. Integrated fridge and freezer. Double glazed windows to the rear and side. Concealed gas fired central heating boiler. Radiator. Wood effect flooring. Ceramic splashback tiling. Pull out metal storage shelves.



LANDING

Double glazed obscure window to the side. Access to the loft. Radiator.

BEDROOM ONE

Double glazed window to the front. Radiator.

BEDROOM TWO

This good size double bedroom has a double glazed window to the front aspect. Radiator.



BATHROOM

With a 3 piece white suite comprising a low level wc with a concealed cistern vanity hand wash basin with cupboards and drawers under and a panelled bath with a mixer tap shower attachment and screen. Independent electric shower over the bath. Heated towel rail. Obscure double glazed window to the side. Tiling to 3 walls and a tiled floor. Extractor fan.

REAR GARDEN

This flat benefits from a good size SOUTH FACING rear garden. Landscaped to make the garden easy to maintain. Artificial lawn and shrub borders. Patio and pathways. External storage shed/summerhouse with sliding doors. Side access to the front.

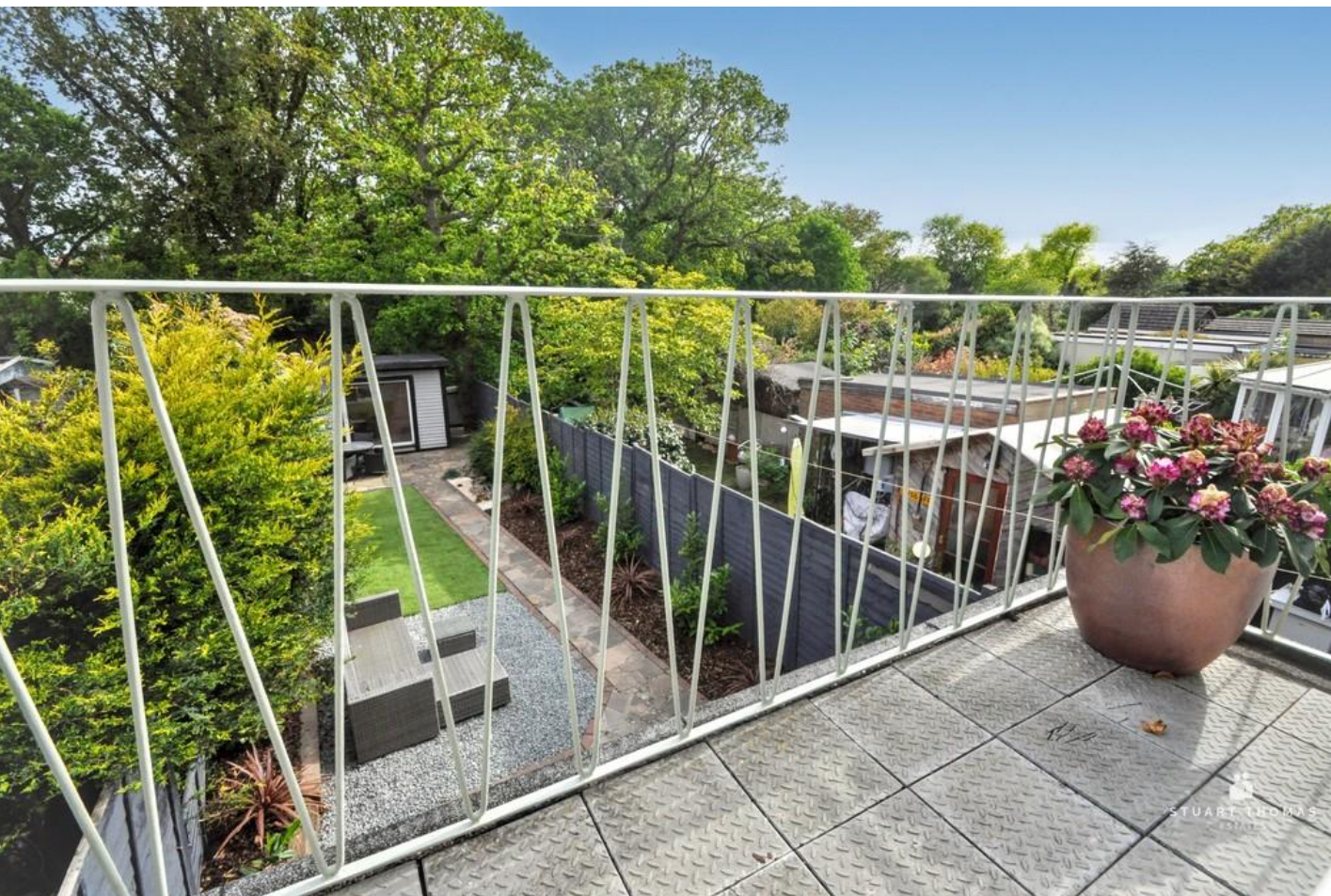
GENERAL

Tenure leasehold 999 years from 1961

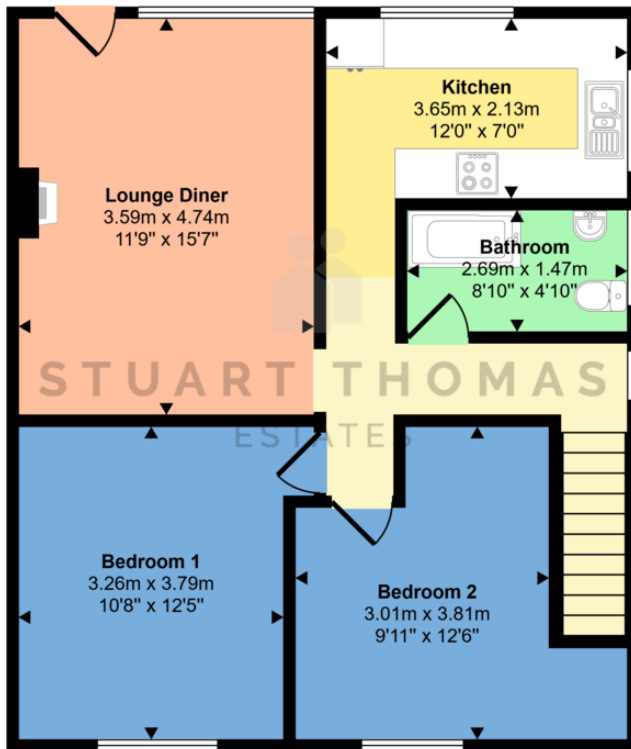
Ground rent £400 per annum

Castle Point Borough Council

Council Tax Band B



Approx Gross Internal Area
65 sq m / 697 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		

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