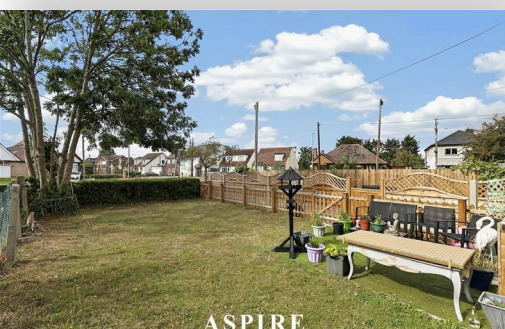


**To arrange a viewing contact us
today on 01268 777400**



Brook Road, Benfleet Guide price £200,000

*** NO ONWARD CHAIN - GUIDE PRICE £200,000 - £210,000 *** Aspire are delighted to present this two-bedroom ground floor flat, ideally positioned on the popular Brook Road in Benfleet and offering an excellent combination of internal accommodation and unusually generous outside space.

A real standout feature of this property is the amount of garden space on offer. To the front is an impressive garden extending to approximately 40ft, while the property also benefits from a further approximately 40ft garden to the rear. This provides a fantastic amount of outdoor space for a flat and makes the property particularly appealing to buyers who want the convenience of apartment living without sacrificing a garden.

Internally, the accommodation offers a comfortable and practical layout with two well-proportioned bedrooms, providing flexibility for first-time buyers, couples, those working from home or investors looking for a strong rental opportunity.

The property also benefits from a long lease with over 100 years remaining, offering additional reassurance for prospective purchasers.

Brook Road is conveniently positioned for access to a wide selection of local shops, amenities and transport links. Benfleet C2C Station is within easy reach, providing direct rail services towards London Fenchurch Street and making the property particularly attractive to commuters.

With two bedrooms, substantial front and rear gardens, a long lease and a convenient Benfleet location, this property represents an excellent opportunity for first-time buyers and investors alike.

Early viewing is highly recommended to appreciate the accommodation and exceptional outside space on offer.

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Front Garden

Kitchen

10'0" x 5'7" (3.07 x 1.71)

Hall

6'6" x 6'0" (1.99 x 1.85)

Bedroom 1

13'10" x 11'0" (4.24 x 3.37)

Living Room

14'0" x 10'11" (4.28 x 3.33)

Bedroom 2

10'11" x 5'7" (3.34 x 1.72)

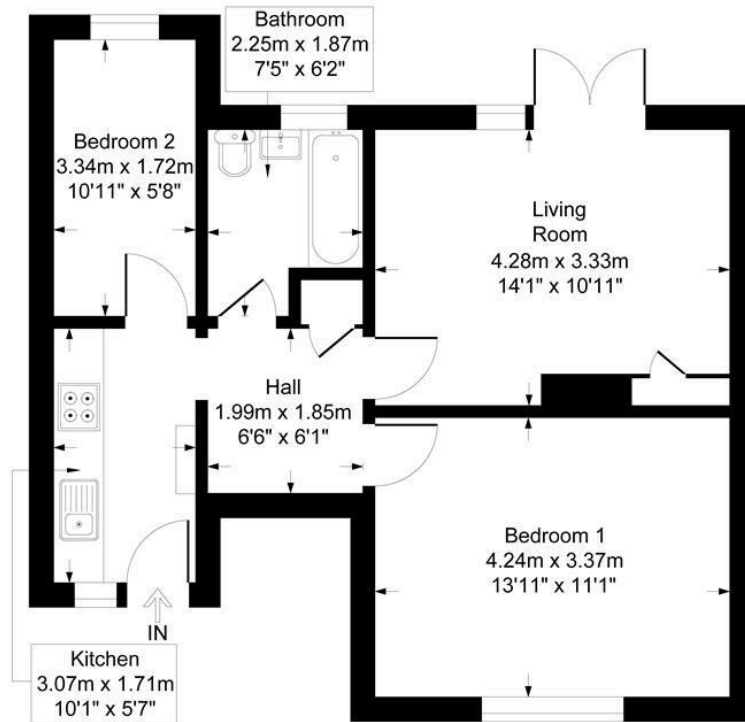
Bathroom

7'4" x 6'1" (2.25 x 1.87)

Back Garden

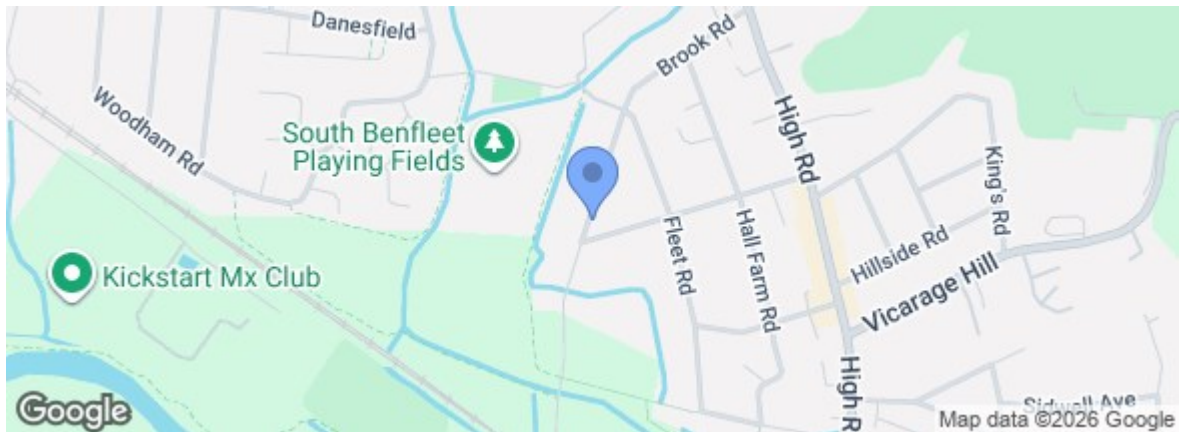
53A Brook Road

Approximate Gross Internal Floor Area = 50.0 sq m / 538 sq ft



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.