



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Hart Road, Benfleet



Morgan Brookes believe – This well-presented two-bedroom ground floor flat, available immediately, offers comfortable and convenient living in a sought-after Hadleigh location. Featuring a bright living room, modern kitchen, three-piece bathroom suite, private garden and off-street parking for two, this home provides excellent practicality close to shops and transport links.

Key Features

- Available Now!
- Two Bedroom Ground Floor Flat.
- Private Garden.
- Three Piece Bathroom Suite.
- Off Street Parking for Two.
- Fantastic Location Close To Shops & Transport Links.
- Household Income: £35,900.00+ Per Annum Required For Affordability
- Call Morgan Brookes Today

**Monthly Rental Of
£1,300**

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morganbrookes.co.uk

Hart Road, Benfleet

Entrance

Obscure double glazed panelled door leading to:

Entrance Hall

16' 9" nt 5' 11" x 5' 5" nt 2' 11" (5.10m nt 1.80m x 1.65m nt 0.89m)

Thermostat, radiator, built in storage cupboard, picture rail, coving to ceiling, wood effect flooring, door leading to:

Bedroom One

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window leading to front aspect, fitted fire place, radiator, coving to ceiling, carpet flooring.

Bedroom Two

10' 10" x 9' 4" (3.30m x 2.84m)

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

Living Room

12' 7" x 11' 5" (3.83m x 3.48m)

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

Kitchen

12' 8" x 7' 4" (3.86m x 2.23m)

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, space for plumbing & appliances (appliances to remain), roll top work surface incorporating stainless steel sink & drainer, four point gas hob with extractor over, radiator, smooth ceiling, wood effect flooring, double glazed panelled door leading to garden.

Bathroom

6' 11" x 5' 10" (2.11m x 1.78m)

Obscure double glazed window to side aspect, panelled bath, raised shower system over, shower system, p hand basin, low level wc, stainless steel towel rail, tiled walls.

Garden

Paved seating area, plastic shed to remain, trees, shrubs, remainder laid to lawn.

Front of Property

Off street parking x2.

Additional Information

Rent: £1300.00

Deposit: £1500.00

Holding Deposit: £300.00

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: Now

GROUND FLOOR



MORGAN BROOKES LTD

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 quality or efficiency can be given.
Made with floorplan 12/2025

Local Authority Information

Castle Point Borough Council

Council Tax Band: B

01268 755626

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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.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.