



COUNTRYSIDE
ESTATES

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Shipwrights, 241 Benfleet Road, Benfleet, SS7 1QG
Offers In The Region Of £800,000 Freehold

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THIS PROPERTY EXEMPLIFIES THE MODERNIST ARCHITECTURAL STYLE Built in the late 1930's having been designed by the prominent pioneer of modern industrial design Well Coates. As a Grade Two Star listed property, it offers a rare opportunity to own a piece of architectural history, making it a one-off find in the market.

The residence features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-appointed bedrooms provide a comfortable retreat, while the two bathrooms ensure convenience for both residents and visitors alike.

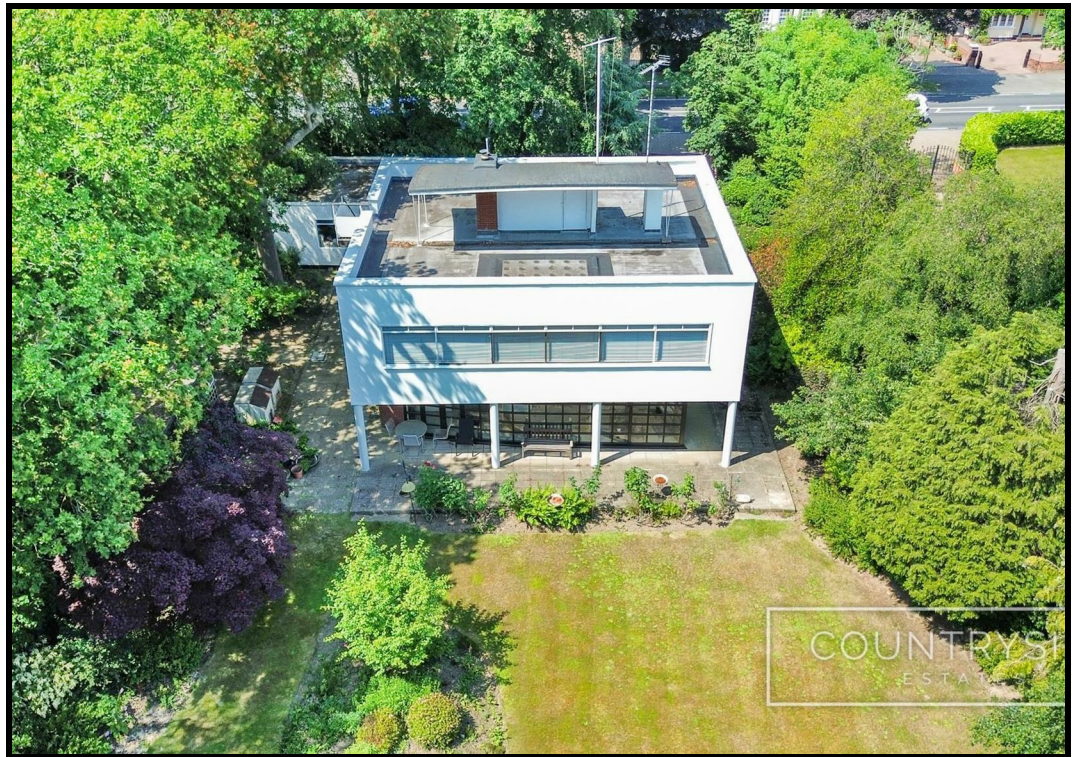
Set on a generous plot, the property is surrounded by beautifully maintained gardens, offering a tranquil outdoor space to relax and unwind. The elite address adds to the allure of this remarkable home, making it an ideal choice for those seeking a distinguished lifestyle in a sought-after location.

This property is not just a home; it is a statement of style and sophistication, perfect for discerning buyers who appreciate the finer things in life. With its unique character and prime location, this house is sure to attract attention. Do not miss the chance to make this extraordinary property your own.





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Bathroom

7'4 x 5'5 (2.24m x 1.65m)

Separate Cloakroom/W.C

Kitchenette

11'1 x 7'5 (3.38m x 2.26m)

Roof Top Terrace

35' x 29' (10.67m x 8.84m)

Detached Garage

16'9 x 16'0 (5.11m x 4.88m)

Rear Garden

200' x 90' (60.96m x 27.43m)

Overall Plot

300' x 90' (91.44m x 27.43m)

Council Tax

BAND G - Castle Point Borough Council

Grade 2* Listed

Further information regarding the property and its listed status can be found using the below link to the Historic England's website.

List Entry Number: 1337691

<https://historicengland.org.uk/listing/the-list/list-entry/1337691>

Entrance Porch

Entrance Hall

Formal Lounge/Dining Room

16'3 x 19'0 (4.95m x 5.79m)

Kitchen

14'10 x 9'6 (4.52m x 2.90m)

Utility Room

14'0" x 9'6" > 7'5 (4.27m x 2.90m > 2.26m)

Shower Room

8'11 x 4'6 (2.72m x 1.37m)

Landing

17'7 x 9'2 (5.36m x 2.79m)

Lounge/Study

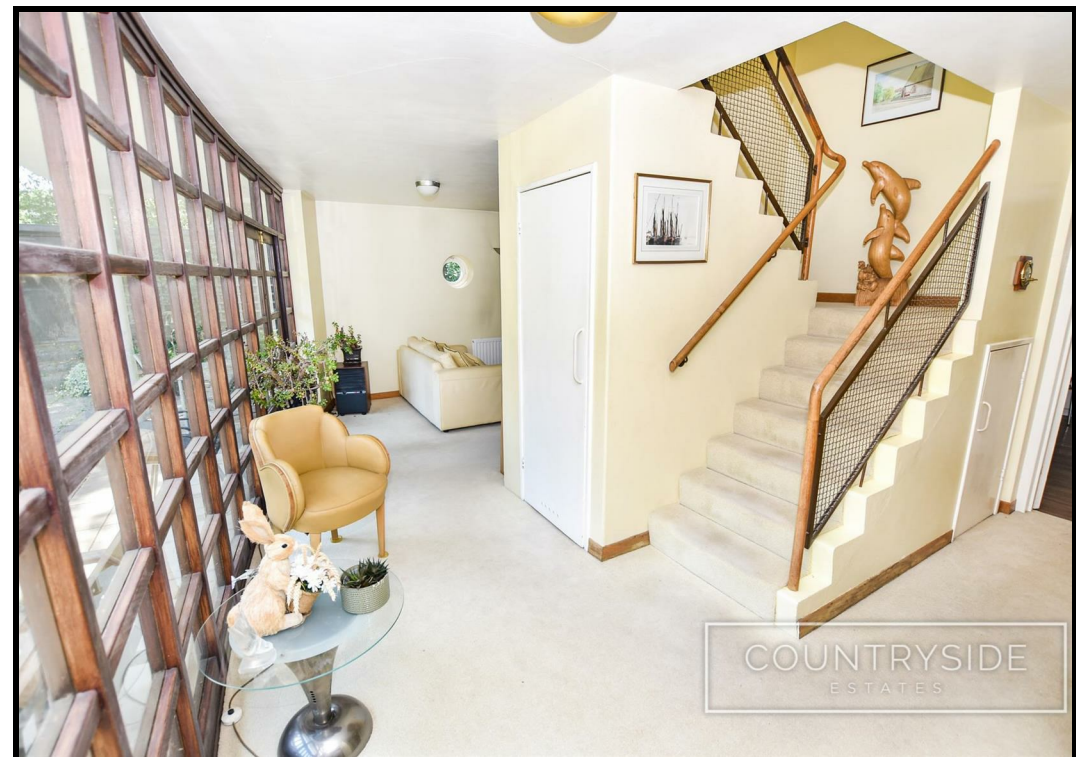
29'4 x 12'2 (8.94m x 3.71m)

Bedroom One

16'4" x 12'5" > 11'9 (4.98m x 3.78m > 3.58m)

Bedroom Two

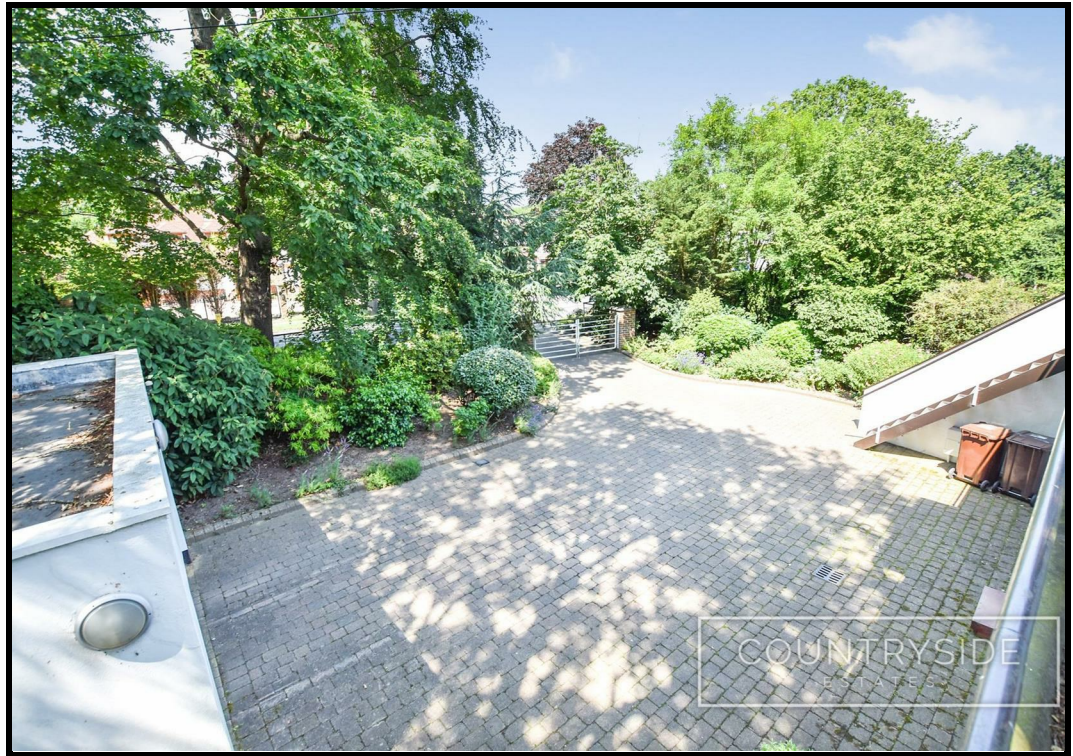
13'0 x 9'4 (3.96m x 2.84m)







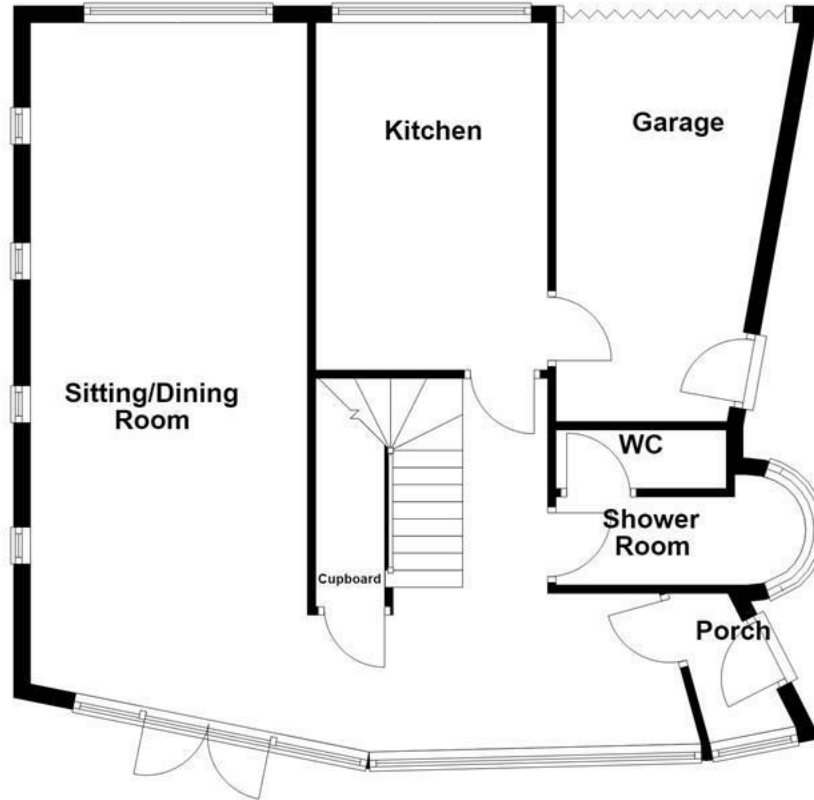
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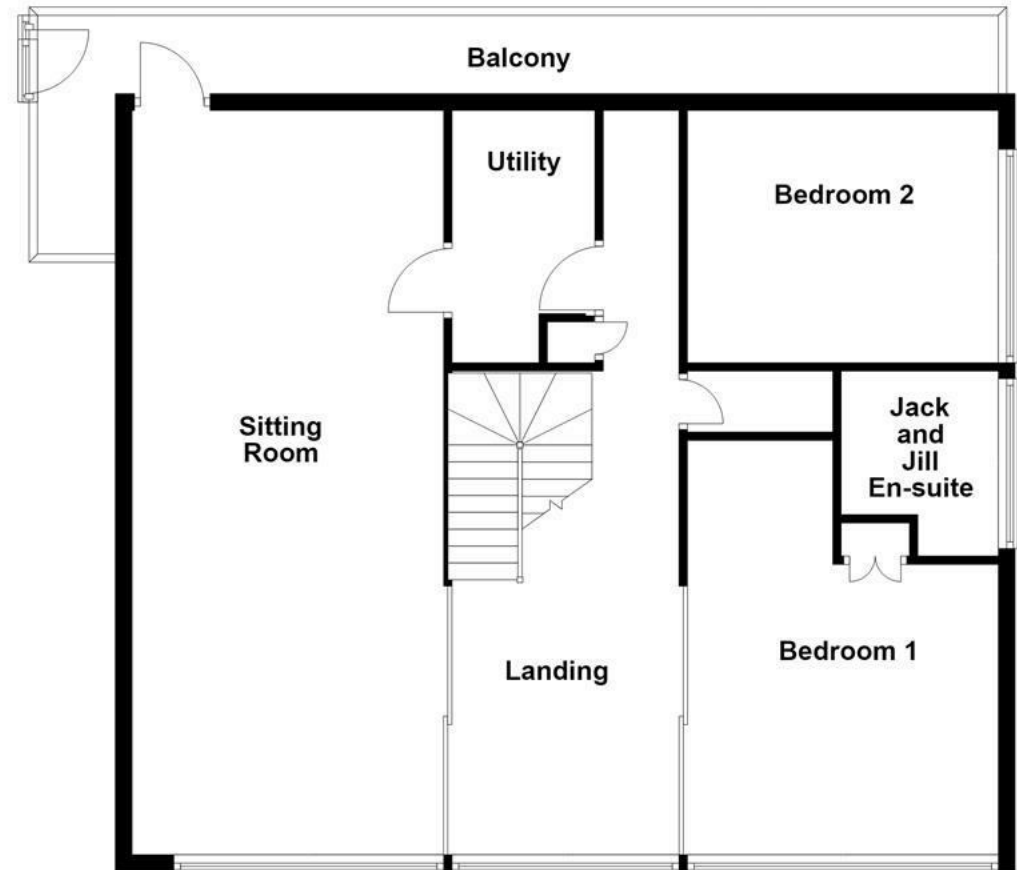


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Ground Floor



First Floor



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Total area: approx. 167.2 sq. metres (1799.5 sq. feet)

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			
EU Directive 2002/91/EC			
		55	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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