



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



High Road, Benfleet



Morgan Brookes believe - This is a great opportunity to purchase a full refurbishment project with the potential to extend (STPP). Conveniently located close to local shops, schools & within easy access to A127 & A13, this 3 bedroom property offers good size accommodation, wrap around rear garden, off street parking for 3 vehicles & no onward chain.

Our Sellers love - The potential the property has to offer & being in a great location close to local amenities.

Key Features

- In Need Of Refurbishment.
- Cash or Large Deposit Buyers Ideally.
- New Roof Fitted In 2026.
- 2 Reception Rooms. & Utility Room.
- Potential To Extend STPP.
- Wrap Around Rear Garden.
- Off Street Parking.
- No Onward Chain.
- Call Morgan Brookes Today!

**Offers in Excess of
£320,000**



High Road, Benfleet

Entrance

Obscure double glazed paneled door to:

Hall

10' 5" x 6' 1" (3.17m x 1.85m)

Double glazed bay window to side aspect, stairs to first floor, understairs storage area with meters, radiator, doors to:

Living / Dining Room

22' 5" x 12' 7" nt 9'6" (6.83m x 3.83m nt 2.89m)

Double glazed bay window to front aspect, feature fireplace, radiator, opens to dining space, double glazed sliding doors to rear garden, coving to smooth ceiling.

Kitchen

11' 8" nt 9'5" x 10' 3" (3.55m nt 2.89m x 3.12m)

Double glazed window to rear aspect, fitted base units, roll top worksurfaces incorporating 4 point electric hob, stainless steel sink & drainer unit, space & plumbing for appliances, wall mounted boiler.

Utility Room

11' 9" x 6' 4" (3.58m x 1.93m)

Glazed paneled double doors to garden, double glazed window to front aspect, coving to smooth ceiling incorporating downlights.

First Floor Landing

8' 4" x 6' 1" (2.54m x 1.85m)

Glazed window to side aspect, ceiling with loft access, doors to:

Bedroom 1

13' 6" nt 11'4" x 12' 6" nt 9'11" (4.11m nt 3.45m x 3.81m nt 3.02m)

Double glazed window to front aspect, built in cupboard, radiator.

Bedroom 2

12' 7" nt 10'8" x 9' 7" (3.83m nt 3.25m x 2.92m)

Double glazed window to rear aspect, radiator, built in cupboard.

Bedroom 3

8' 8" x 7' 10" (2.64m x 2.39m)

Double glazed window to front aspect, over stairs cupboard, radiator.

Bathroom

8' 1" x 5' 5" (2.46m x 1.65m)

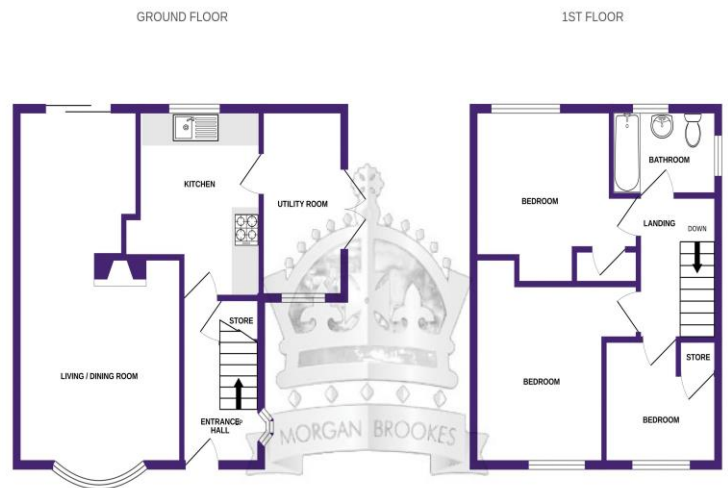
Obscure double glazed windows to rear & side aspects, paneled bath with raised shower system & shower screen, pedestal hand basin, low level WC.

Rear Garden

Wrap around garden with paved seating area from property, the remainder laid to lawn, gated side access.

Front Of Property

Off street parking for up to 3 vehicles.



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 operability or efficiency can be given.
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Local Authority Information
Castle Point Borough Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

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£320,000

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.