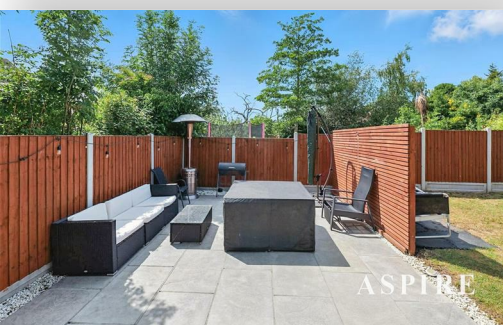


***To arrange a viewing contact us  
today on 01268 777400***



## **Melcombe Road, Benfleet Guide price £275,000**

Aspire Estate Agents are delighted to bring to market this bright, beautifully modernised two-bedroom home in a highly sought-after Benfleet location — just a short walk from the High Street, Benfleet Station, and a choice of excellent primary and secondary schools.

Guide Price £275,000-£295,000

Recently refurbished to a high standard, this spacious first-floor property offers stylish and comfortable living throughout. The sleek, Italian-style kitchen is a real highlight — fitted with integrated appliances, stone worktops, Grohe taps and smart cabinetry, all set against characterful stripped wooden flooring. The large living room is filled with natural light and provides ample space for relaxing or entertaining.

Both bedrooms are generously sized doubles, with Bedroom 1 featuring integrated storage and Bedroom 2 benefitting from a fitted wardrobe. The modern three-piece bathroom is finished in contemporary grey tiling and features a full-sized bath with overhead shower. Additional hallway storage and two separate loft spaces provide excellent storage solutions throughout.

Externally, the home boasts a beautifully landscaped private rear garden, complete with patio, lawn, and a purpose-built BBQ area — perfect for summer dining and entertaining. A private lock-up storage room is also included on the ground floor, offering further practical space.

This stylish and well-located home is ideal for first-time buyers, commuters, or downsizers seeking a modern yet characterful property in a convenient and well-connected area. With Benfleet Station just moments away, quick access to London and beyond couldn't be easier.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

**Entrance Hall**

5'8" x 6'1" (1.735 x 1.878)

**Landing**

5'9" x 6'3" (1.769 x 1.907)

**Living Room**

10'7" x 13'6" (3.234 x 4.136)

**Kitchen**

5'2" x 21'1" (1.595 x 6.448)

**Bathroom**

5'8" x 7'0" (1.742 x 2.155)

**Bedroom 1**

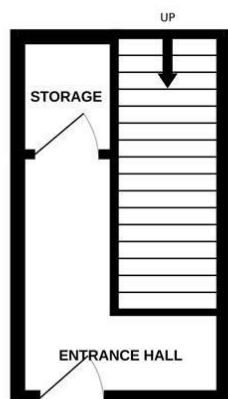
7'4" x 8'9" (2.244 x 2.682)

**Bedroom 2**

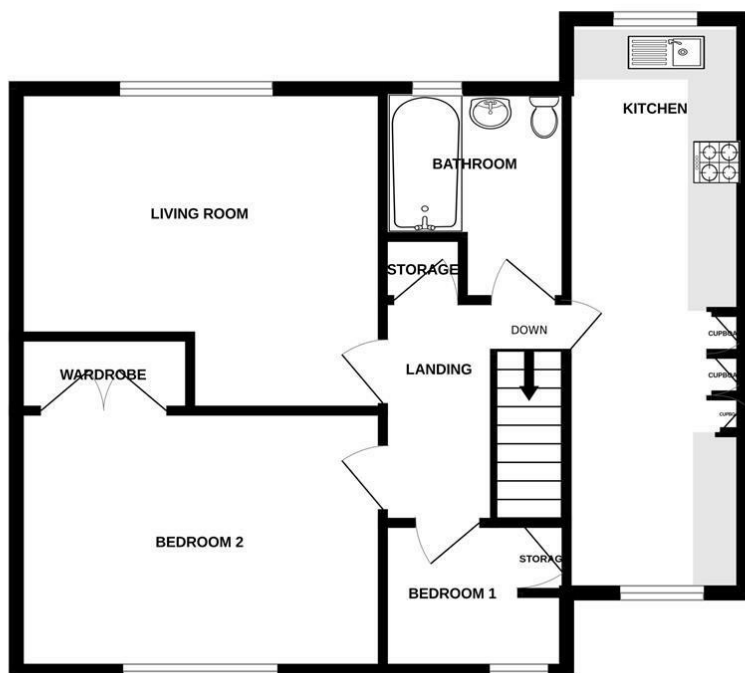
10'7" x 13'6" (3.239 x 4.133)

**Private Rear Garden****Lock Up Storage**

GROUND FLOOR  
115 sq.ft. (10.7 sq.m.) approx.



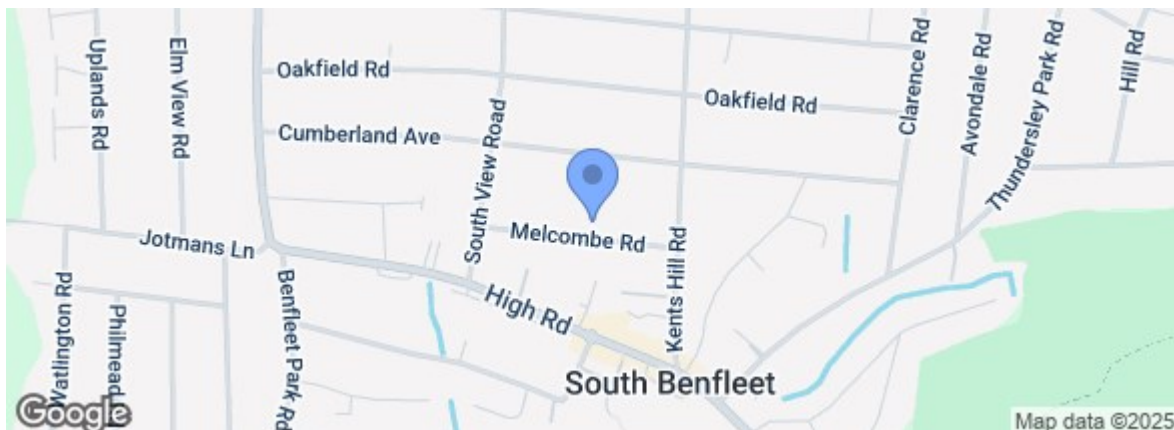
1ST FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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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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		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	77	78
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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