

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



Southcliff, Benfleet £575,000

GUIDE PRICE £575,000 - £600,000 - FOUR DOUBLE BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER SOUTH BENFLEET LOCATION! Aspire Estate Agents are delighted to offer for sale this substantial and well-proportioned detached home, ideally positioned in Southcliff, Benfleet.

Offering approximately 1,537 sq ft of accommodation including the garage, the property provides excellent living space throughout and is perfectly suited to a growing family.

The heart of the home is the impressive 21'8" kitchen/dining room, offering plenty of space for both everyday family life and entertaining. There is also a separate 22'1" living room, a dedicated home office, utility room, ground-floor WC and garage.

Upstairs, the property boasts four genuine double bedrooms, with the impressive principal bedroom measuring 17'11" x 12'2" and benefiting from its own en-suite shower room. The remaining three double bedrooms are served by the family bathroom.

Externally, the property enjoys a rear garden measuring approximately 45ft, providing a great space for children, entertaining and relaxing during the warmer months.

Situated in a popular part of South Benfleet, the property is well placed for local schools, amenities and transport links, with Benfleet mainline railway station providing direct access towards London Fenchurch Street.

A fantastic-sized detached family home offering four double bedrooms and generous living accommodation throughout – an internal viewing is highly recommended.

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Ground Floor

Living Room: 6.73m x 3.73m (22'1" x 12'3")

Kitchen/Dining Room: 6.61m x 3.16m (21'8" x 10'4")

Office: 2.71m x 2.48m (8'11" x 8'2")

Utility Room: 1.80m x 1.25m (5'11" x 4'1")

Garage: 2.64m x 2.16m (8'8" x 7'1")

WC

First Floor

Bedroom 1: 5.47m x 3.72m (17'11" x 12'2")

Bedroom 2: 3.26m x 3.16m (10'8" x 10'4")

Bedroom 3: 3.24m x 3.16m (10'8" x 10'4")

Bedroom 4: 3.35m x 2.79m (11'0" x 9'2")

Bathroom

En-Suite

Outside

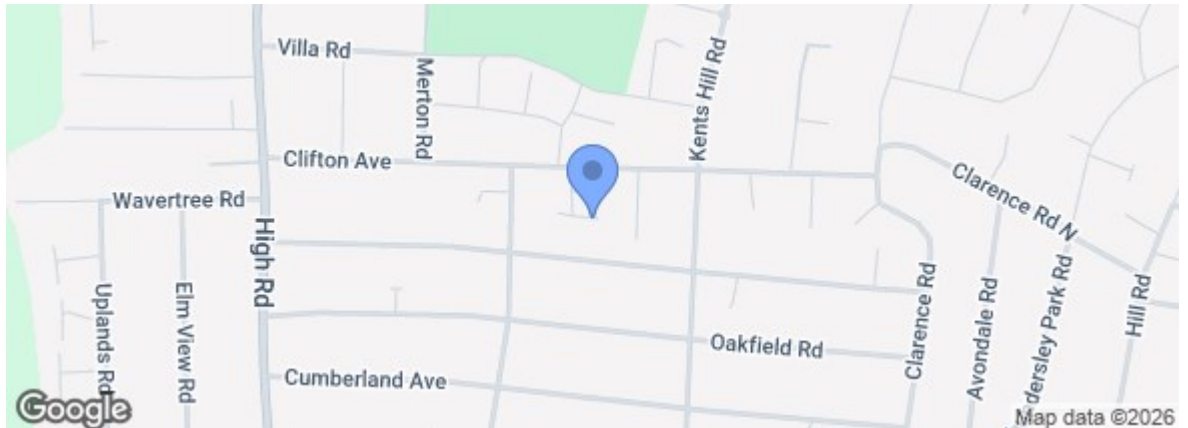
Rear Garden: Approx. 45ft

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Approximate Gross Internal Floor Area = 142.8 sq m / 1537 sq ft
(Including Garage)
Garage = 5.8 sq m / 62 sq ft



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			
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.