

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



Sadlers Mead, 3, Clare Road,, Benfleet Offers over £225,000

Modern designed ground floor flat with it's own private entrance offering a fantastic opportunity for a wide range of buyers looking for practical living in a convenient Benfleet location.

Internally, the layout has been thoughtfully designed to maximise usable living space, with a well proportioned living area, separate kitchen space and a newly installed shower room that has been finished to a stylish, modern standard.

The property also benefits from one allocated parking space, along with access to communal gardens, providing valuable outside space.

The location is ideal for commuters, with excellent access to major road links including routes towards the M25, while Lakeside Shopping Centre is approximately 20 minutes away by car. The property is also only a short walk from the popular Tarpots area, offering a range of local shops, everyday amenities and a Post Office.

Benfleet Station provides direct rail links on the Southend to London Fenchurch Street line, making this a convenient choice for those travelling into the city or Canary Wharf.

Benfleet itself offers a great mix of local parks, open spaces and scenic walks, including routes from South Benfleet along the downs towards Leigh, with beautiful views across Canvey Island and the Thames Estuary.

This is a superb home for first time buyers, downsizers, commuters or investors, and viewing is highly recommended.

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ENTRANCE HALL

LOUNGE

14 x 12'2 (4.27m x 3.71m)

KITCHEN

39'4''6''6'' x 13'1'' (12'2 x 4')

MASTER BEDROOM

9'2 x 8'6 (2.79m x 2.59m)

BEDROOM TWO

29'6''0''0'' x 22'11''22'11'' (9'0 x 7'7)

BATHROOM

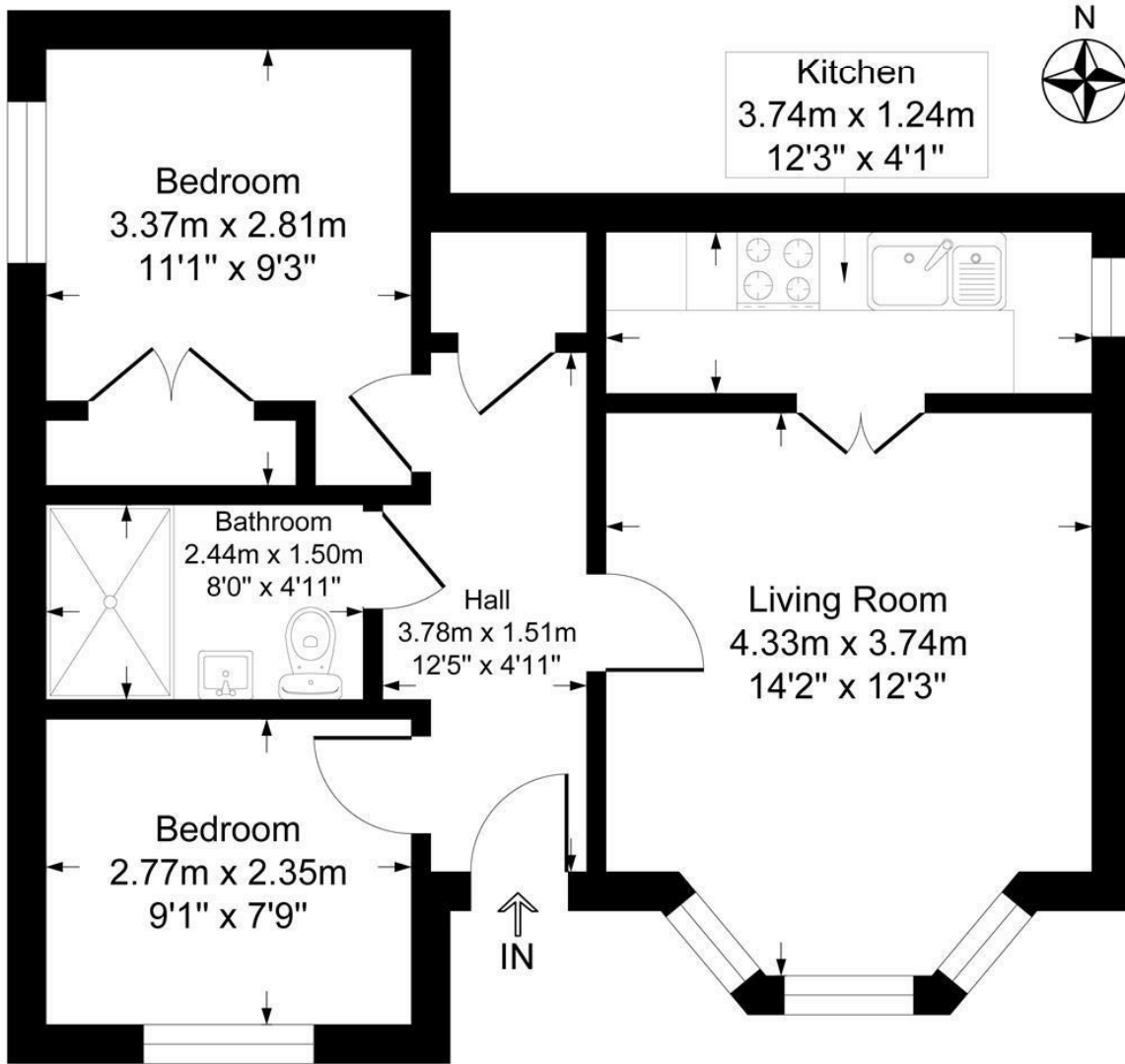
8' x 4'11 (2.44m x 1.50m)

ALLOCATED PARKING

COMMUNAL GARDEN

Clare Road

Approximate Gross Internal Floor Area = 48.4 sq m / 522 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			



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