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## Constitution Hill, Benfleet Guide price £375,000

GUIDE PRICE £375,000-£400,000

Aspire Estate Agents are delighted to introduce this beautifully refurbished three-bedroom semi-detached chalet, offered with NO ONWARD CHAIN and positioned in the heart of highly sought-after South Benfleet.

Ideally located within a short walk of local schools, amenities and just under a mile from Benfleet mainline station, this attractive home offers both convenience and lifestyle in equal measure.

The property has been thoughtfully updated by the current owner and boasts a spacious and versatile layout throughout. The ground floor welcomes you with a bright entrance hall leading into a stunning 21' lounge/diner, filled with natural light from the front aspect window and complemented by French doors opening directly onto the rear garden—perfect for both everyday living and entertaining.

A modern fitted kitchen features a range of newly installed units, integrated appliances and dual aspect windows, creating a light and practical space. Also to the ground floor is a well-proportioned third bedroom alongside a stylish family bathroom, offering flexibility for guests, home working or multi-generational living.

Upstairs, the property continues to impress with two generous bedrooms, both benefiting from Velux windows and useful eaves storage, as well as a contemporary shower room serving the first floor.

Externally, the home offers excellent kerb appeal with a private driveway providing off-street parking for two vehicles, leading to a garage with power and lighting. The rear garden extends approximately 42ft, commencing with a patio area ideal for outdoor dining, followed by a well-maintained lawn and enclosed by fencing for privacy.

This is a fantastic opportunity to acquire a turn-key home in a prime location, and early viewing is highly recommended to fully appreciate everything on offer.

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## Ground Floor

Entrance Hall

Living Room

20'7" x 10'0" (6.28m x 3.05m)

Kitchen

10'0" x 9'11" (3.05m x 3.03m)

Bedroom 3

10'0" x 7'10" (3.06m x 2.39m)

Bathroom

## First Floor

Landing

Bedroom 1

15'8" x 10'5" (4.78m x 3.17m)

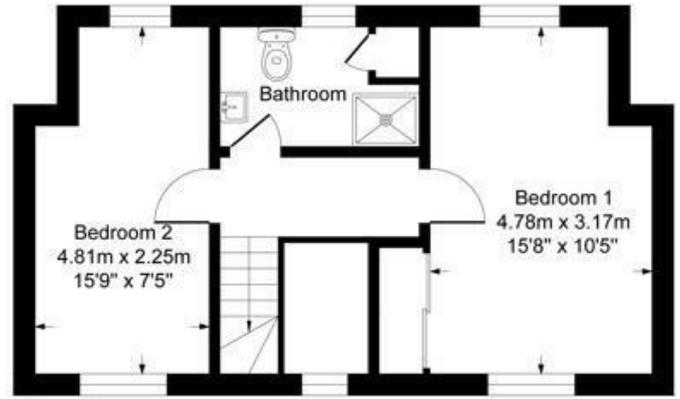
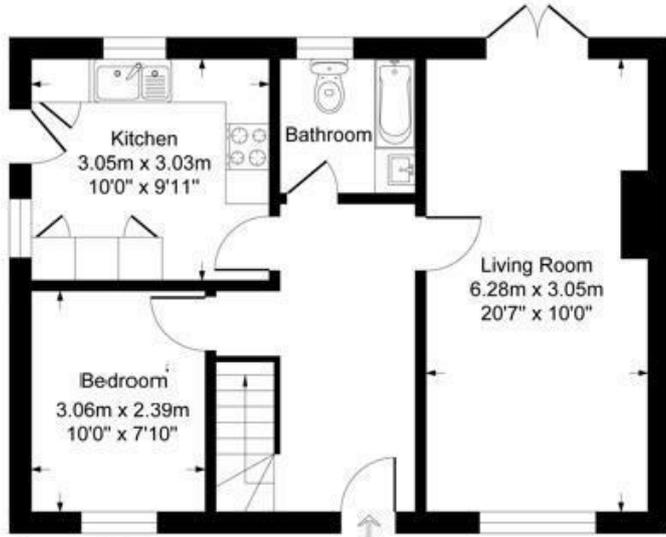
Bedroom 2

15'9" x 7'5" (4.81m x 2.25m)

Bathroom

# Constitution Hill

Approximate Gross Internal Floor Area = 92.3 sq m / 994 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		67
(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 <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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



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