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today on 01268 777400*



## South View Road, Benfleet Guide price £220,000

\*\*\*GUIDE PRICE £220,000 - £230,000\*\*\*

Well-proportioned two-bedroom first-floor flat, ideally located just moments from Benfleet High Road and its excellent range of shops, cafés, restaurants and everyday amenities. The property is also within comfortable walking distance of Benfleet Station, making it a great choice for commuters seeking convenience without compromising on space.

The flat offers generous accommodation throughout and represents an excellent opportunity for first-time buyers or investors alike. While some updating is required, this provides a fantastic chance to add value and create a home tailored to your own style.

The accommodation includes two good-sized bedrooms, with the main bedroom benefiting from direct access to a staircase leading down to a shared garden area - a rare and welcome feature for a first-floor property. The living space is bright and inviting, enhanced by a large bay window that allows plenty of natural light to flow through, creating an ideal area for both relaxing and entertaining.

The kitchen offers a practical and functional layout with ample worktop and storage space, and room to incorporate a dining or breakfast area if desired. The bathroom is neatly arranged and features a contemporary-style suite, including a bath with shower over.

Offered to the market with vacant possession and no onward chain, this is a fantastic opportunity to secure a spacious, well-located home within easy reach of the High Street and station, with plenty of potential to modernise and add value.

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## Hallway

## Lounge

15'5" x 10'0" (4.70 x 3.07)

## Bedroom One

12'7" x 11'5" (3.84m x 3.48)

## Bedroom Two

12'4" x 6'3" (3.76 x 1.93)

## Kitchen

13'8" 6'3" (4.17 1.91)

## Bathroom

6'7" x 6'2" (2.01 x 1.88)

## Garden



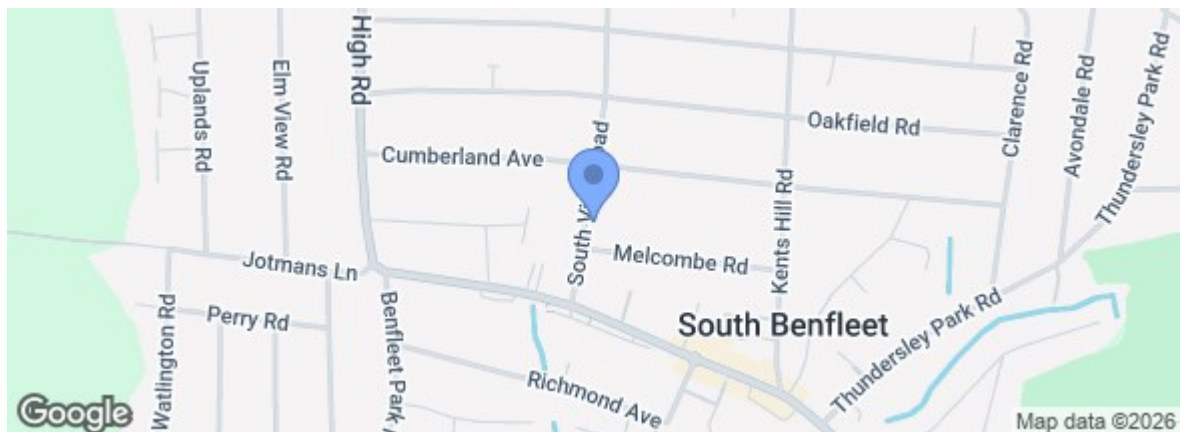
## First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

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			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating			
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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