



* STUNNING GROUND FLOOR FLAT * TWO DOUBLE BEDROOMS * Positioned on Catherine Road in Benfleet, this attractive ground floor flat offers spacious and well-arranged accommodation, ideal for a range of buyers. The property comprises two good-sized bedrooms and a generous open-plan kitchen, lounge and dining area, creating a bright and sociable living space with plenty of room for relaxing, dining and entertaining. A modern three-piece bathroom completes the internal accommodation. To the rear, the property benefits from a private residents' car park, providing valuable off-road parking and added convenience. The flat is also ideally placed for everyday amenities, with a variety of local shops and services within walking distance. For those who enjoy the outdoors, nearby woodland provides a pleasant setting for walks and leisure. Offering two bedrooms, spacious open-plan living and the added benefit of private parking, this appealing ground floor flat is a great opportunity in a convenient Benfleet location.

- Ground floor flat
- Two good-sized bedrooms
- Private car park to the rear
- Open plan Kitchen/Lounge/Diner
- Modern three-piece bathroom
- Modern throughout
- Walking distance to local amenities and Woodlands
- Close to local amenities

Catherine Road

Benfleet

£260,000

Offers In Excess Of



Catherine Road



Exterior

Private car park, access to:

Communal Entrance Hallway

Smooth ceiling with pendant light, entrance door to the front with an adjacent double glazed window, door to:

Entrance Hallway

11'6" x 5'3" > 3'9"

Smooth ceiling with a pendant light, storage cupboard, solid wood entrance door to the front with spy hole, entry phone system, radiator, carpet, door to:

Three-Piece Bathroom

7'1" x 6'5"

Smooth ceiling with inset spotlight, extractor fan, paneled bath with a shower attachment, wall mounted vanity unit wash basin, low-level WC, wall mounted chrome headed towel rail, fully tiled walls, tiled flooring.

Bedroom One

13'11" x 8'7"

Smooth ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

Bedroom Two

13'5" max x 8'8"

Smooth ceiling with a pendant light, double glazed window to the rear, radiator, carpet.

Open Plan Kitchen/Lounge/Diner

24'2" x 11'5" > 9'1"

Kitchen Area:

Smooth ceiling with inset spotlights, extractor fan. Handleless white gloss kitchen comprising

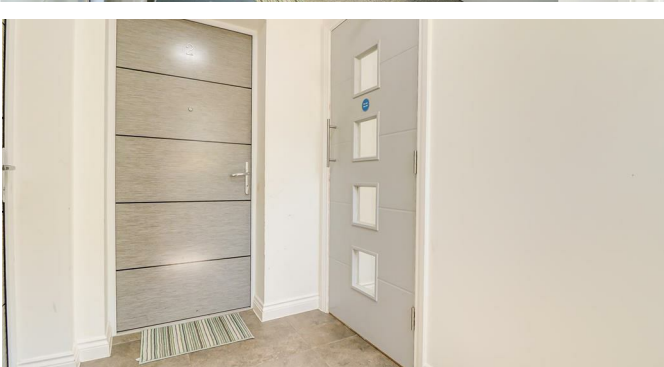
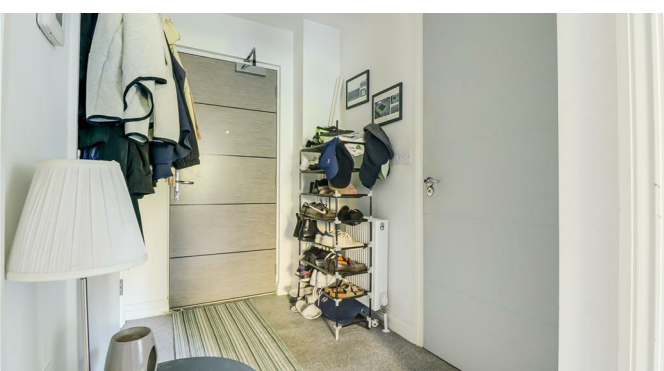
of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome tap, integrated washer dryer, integrated Bosch oven and grill with a four-ring Bosch induction hob with an extractor fan above, integrated fridge freezer on a 50/50 split, set of drawers, tiled walls, tiled flooring, open plan to:

Lounge/Diner Area:

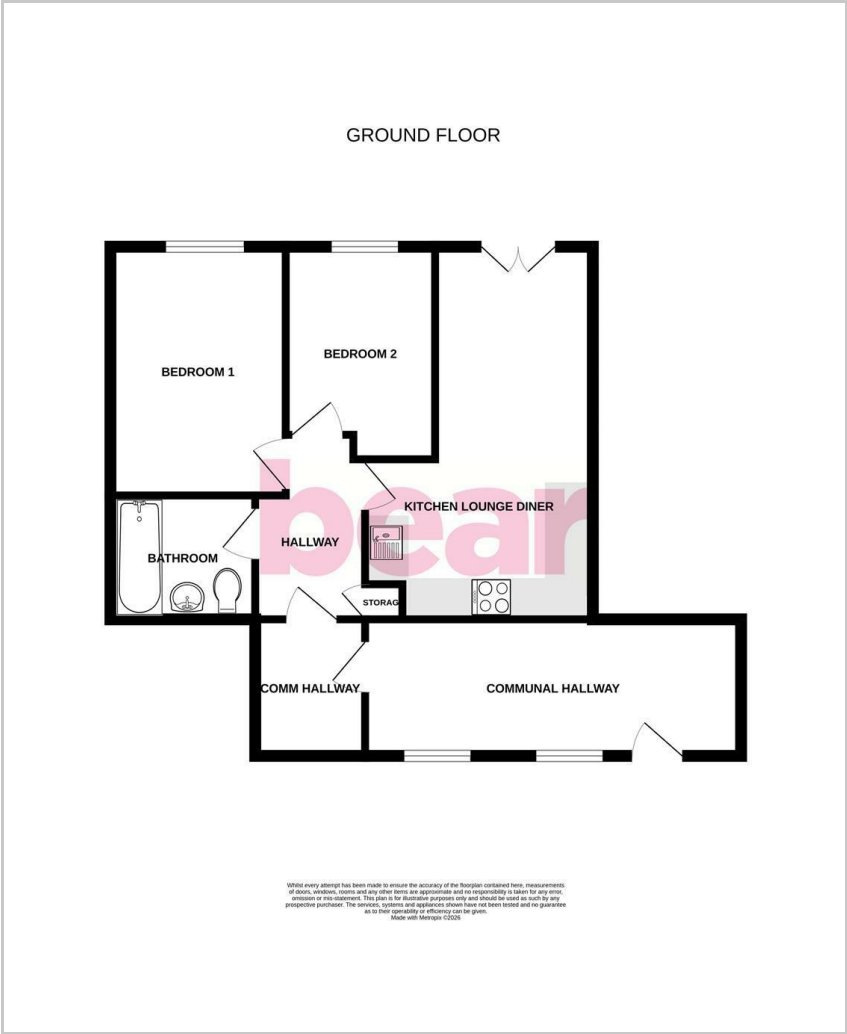
Smooth ceiling with two pendant lights, double glazed French doors to the rear leading to the Juliette balcony, two radiators, carpet.

Agents Notes:

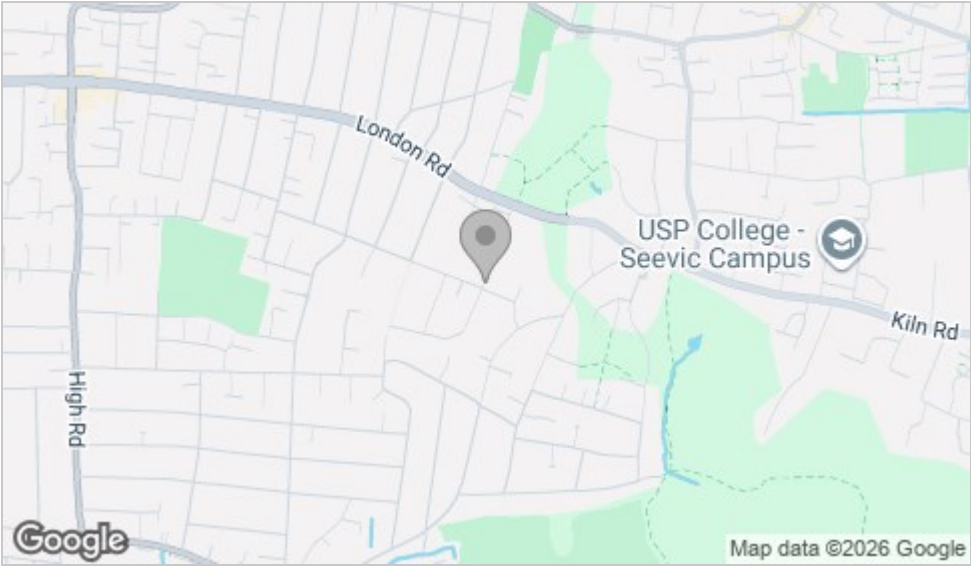
Council tax band: C



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

