

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Hall Farm Road, South Benfleet, SS7 5JD



£275,000

WILLIAMS and DONOVAN - offering a fantastic opportunity for FIRST TIME BUYERS, this fantastic two bedroom ground floor flat has been maintained to a high standard by the present owners, and benefits from having its own garden, garage and off street parking. The property is in a highly sought after location, within walking distance of Benfleet station and High Road amenities, and has a long lease of 152 years, no maintenance charges and a ground rent of just £35 per annum. EPC rating - C. Our ref: 14733

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



Hall Farm Road, South Benfleet, SS7 5JD

Accommodation comprises:

Entrance via composite door to:

HALLWAY

Skimmed ceiling with spotlight insets. Built in storage cupboard. Laminate flooring. Doors to:

LOUNGE/DINER 21' 10" x 11' (6.65m x 3.35m)

Skimmed ceiling. Double glazed windows to rear aspect. Double glazed French style doors leading to REAR GARDEN. Radiator. Laminate flooring.



KITCHEN 10' 3" x 6' 2" (3.12m x 1.88m)

Skimmed ceiling with spotlight insets. Double glazed window to side aspect. Range of recently fitted base and eye level units. Solid oak working surfaces. Inset one and a half bowl sink drainer. Inset 4 ring gas hob with extractor fan above and electric oven under. Tiled splashbacks. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Downlighting. Tiled floor.



BEDROOM ONE 16' reducing to 13' 5" x 10' 8" (4.88m > 4.09m x 3.25m)

Skimmed ceiling. Double glazed window to front aspect. Radiator.



BEDROOM TWO 10' 10" x 6' 5" (3.3m x 1.96m)

Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BATHROOM 6' 8" x 5' 7" (2.03m x 1.7m)

Skimmed ceiling with spotlight insets. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and double shower cubicle with mixer shower. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a driveway providing off street parking for one vehicle and access to **GARAGE**, with up and over door, power and lighting. The combi boiler is also located in the garage. The remainder of the front is laid to lawn.

The **REAR GARDEN** measures approx. 30' and is West backing. Commencing with raised decking area with steps down to lawn. Gated side access. Shed to remain.



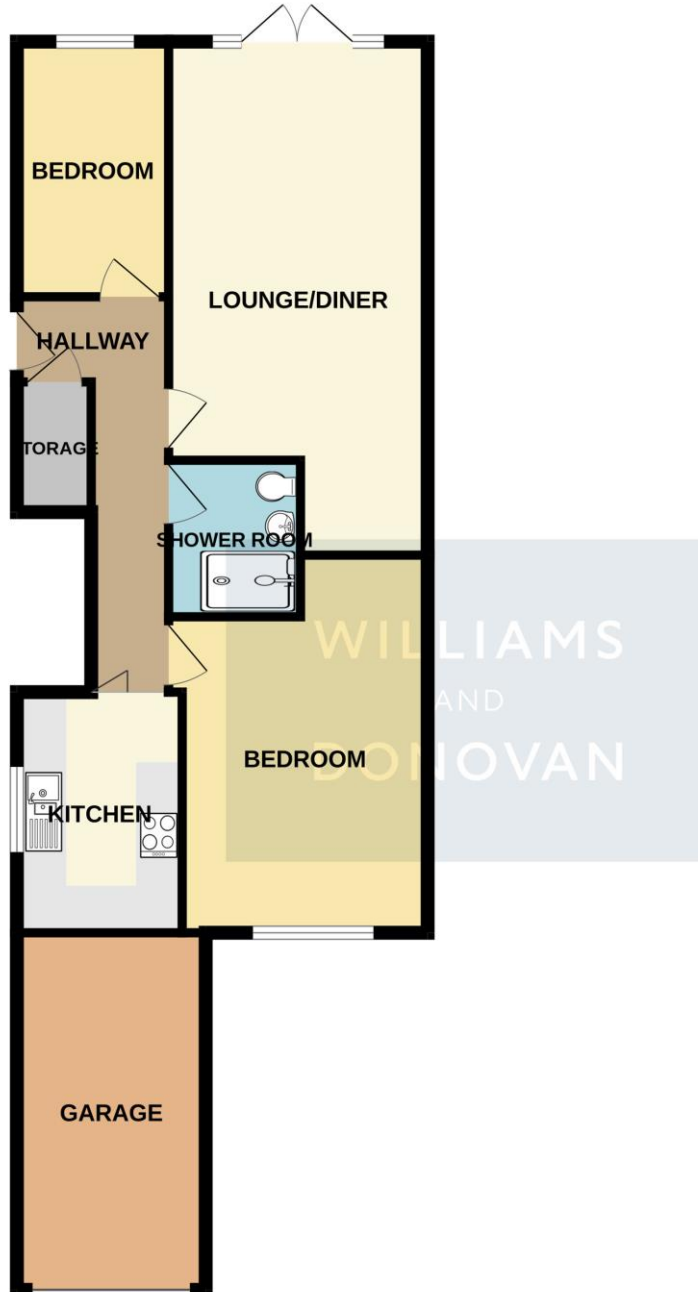
Agent's Note:

Lease length remaining - 152 years;

Ground rent - £35 per annum;

No service charges or maintenance.

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.