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## High Lodge, 43 - 59 High Road, South Benfleet, SS7 5LH



**GUIDE PRICE £225,000 - £235,000**

This two bedroom ground floor flat is situated within close proximity of Benfleet station and Conservation area, and easy reach of High Road shops and facilities. The property benefits from having a garage and being offered for sale with NO ONWARD CHAIN, and would make an ideal FIRST TIME BUY or BUY TO LET investment. Lease length - approx. 144 years. Maintenance charges to follow. EPC rating - D. Our ref: 13164

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

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Accommodation comprises:

Entrance via communal hallway. Personal door to:



## ENTRANCE HALL

Coved and skimmed ceiling. Two built in storage cupboards. Radiator. Laminate wood effect flooring. Doors to:

## KITCHEN 11' 2" reducing to 8' 5" x 7' (3.4m > 2.57m x 2.13m)

Double glazed window to front aspect. Skimmed ceiling. Range of base and eye level units with roll top working surfaces and tiled splashbacks. Inset one and a half sink bowl drainer with chrome mixer tap. Inset 4 ring gas hob with extractor over and electric oven under. Space and plumbing for washing machine and tumble dryer. Space for under counter fridge/freezer. Wall mounted combi boiler.



## LOUNGE/DINER 18' 7" x 11' (5.66m x 3.35m)

Double glazed windows to front and side aspects. Skimmed ceiling. Radiator. Laminate flooring.



## BEDROOM ONE 11' 1" x 10' 0" (3.38m x 3.05m)

Double glazed window to front aspect. Skimmed ceiling. Radiator. Laminate wood effect flooring.



## BEDROOM TWO 10' reducing to 7' 0" x 8' (3.05m > 2.13m x 2.44m)

Double glazed window to rear aspect. Skimmed ceiling. Radiator. Laminate wood effect flooring.



**BATHROOM 7' 3" x 5' 8" (2.21m x 1.73m)**

Obscure double glazed window to rear aspect. Skimmed ceiling. Three piece suite comprising low level w/c, pedestal mounted wash basin with chrome mixer tap and P-shaped panelled bath with shower over. Radiator. Part tiled walls.



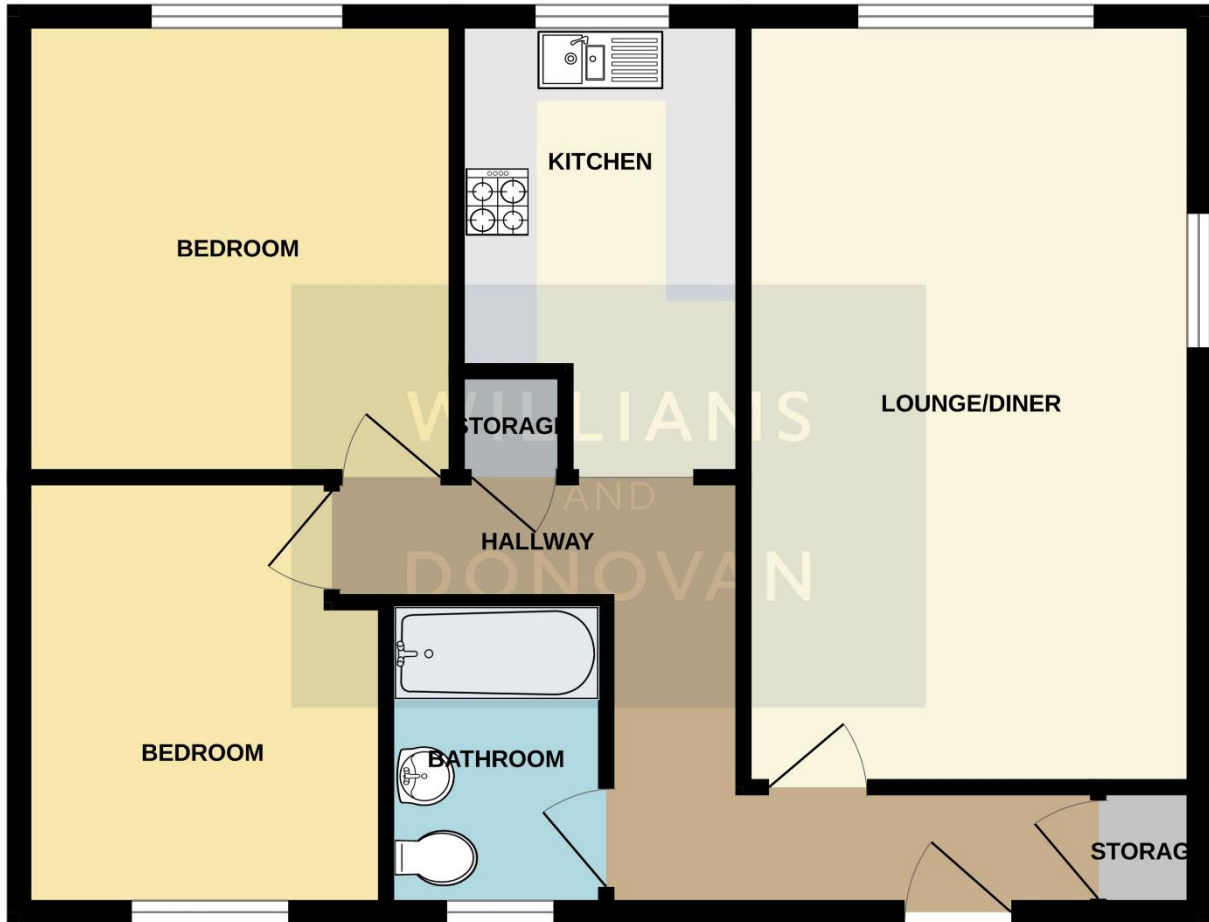
**OUTSIDE OF PROPERTY:**

Communal grounds. Garage in block with roller door providing parking. Visitor spaces.



**Agent's Note:**  
Lease length approx. 144 years  
Details of charges to follow

GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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.  
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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.