



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## South View Road, South Benfleet



**Morgan Brookes believe** – This attractive bungalow with its secluded garden will be the perfect home for those looking for single level living. Spacious and modern, close to shops and access to the Main Line station, this one is not to be missed.

**Our Sellers love** - Their lovely lounge where the whole family can get together as well as their easy to maintain garden which is perfect for their children as well as entertaining their friends and family when they come to visit.

### Key Features

- Large Detached Bungalow.
- Spacious Living Accommodation.
- Beautiful Kitchen With Quartz Worktops.
- Re-decorated & Updated Throughout.
- Secluded Rear Garden & Off Road Parking.
- Access To Benfleet Mainline Train Station.

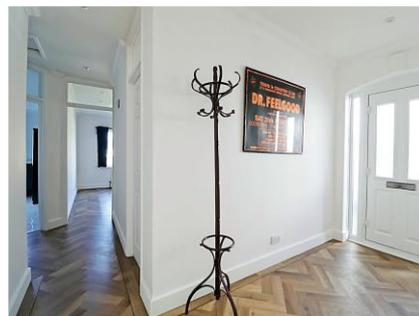
**£450,000**

# South View Road, South Benfleet

## Entrance Hall

15' 0" nt 5' 1" x 11' 10" nt 3' 1" (4.57m nt 1.54m x 3.60m nt 0.93m )

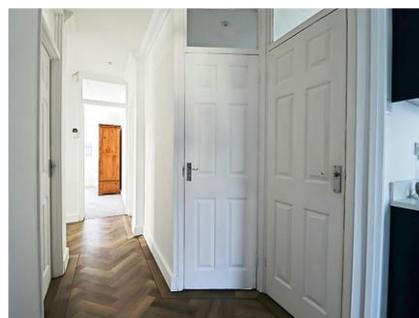
UPVC Entrance door, radiator, coving to ceiling with access to loft space and down lights, Amtico flooring, doors to:



## Living Room

13' 9" x 11' 10" (4.19m x 3.60m)

Double glazed window to rear, two obscure colored glass hexagonal windows to side, feature fireplace, radiator, Amtico flooring.



## Kitchen / Breakfast Room

16' 01" x 8' 10" (4.9m x 2.69m)

Double glazed windows to side and rear, fitted with a range of base and wall mounted units, quartz work surfaces, quartz splash backs, one and a half bowl sink and drainer with mixer tap, range cooker with extractor hood over, space and plumbing for appliances, wine rack, marble effect tiled flooring, coving to ceiling with downlights, obscure double glazed door to garden.



## Utility room

6' 3" x 2' 5" (1.90m x 0.74m)

Obscure double glazed window to side, space and plumbing for appliances, wood effect flooring.

## Master Bedroom

14' 02" x 11' 10" (4.32m x 3.61m)

Double glazed bay window to front, two obscure colored glass hexagonal windows to side, radiator, coving to ceiling with downlights, carpet flooring.

01268 755626

morganbrookes.co.uk

£450,000

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**Bedroom 2****15' 6" x 8' 6" (4.72m x 2.59m)**

Double glazed window to front, built in storage cupboard, radiator, coving to ceiling with downlights, wood effect flooring.

**Bedroom 3****10' 3" x 7' 6" (3.12m x 2.29m)**

Double glazed window to side, radiator, coving to ceiling with downlights, wood effect flooring.

**Bathroom**

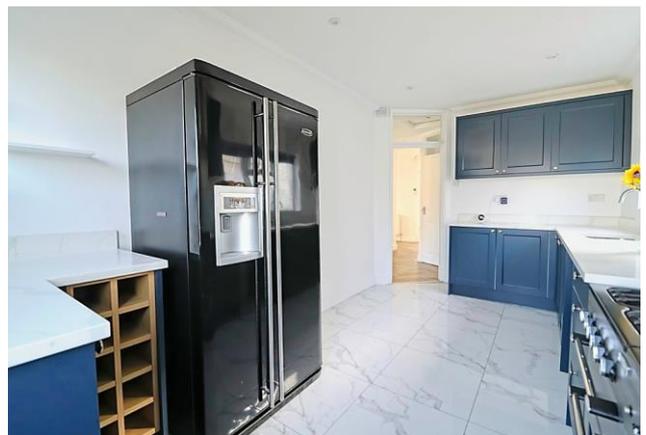
Obscure double glazed window to side, four piece suite comprising of paneled bath with mixer tap, tiled shower cubicle, low level W.C, pedestal hand basin, fully tiled walls, wood effect flooring.

**Rear Garden****30' 0" x 0' 0" (9.14m x 0m)**

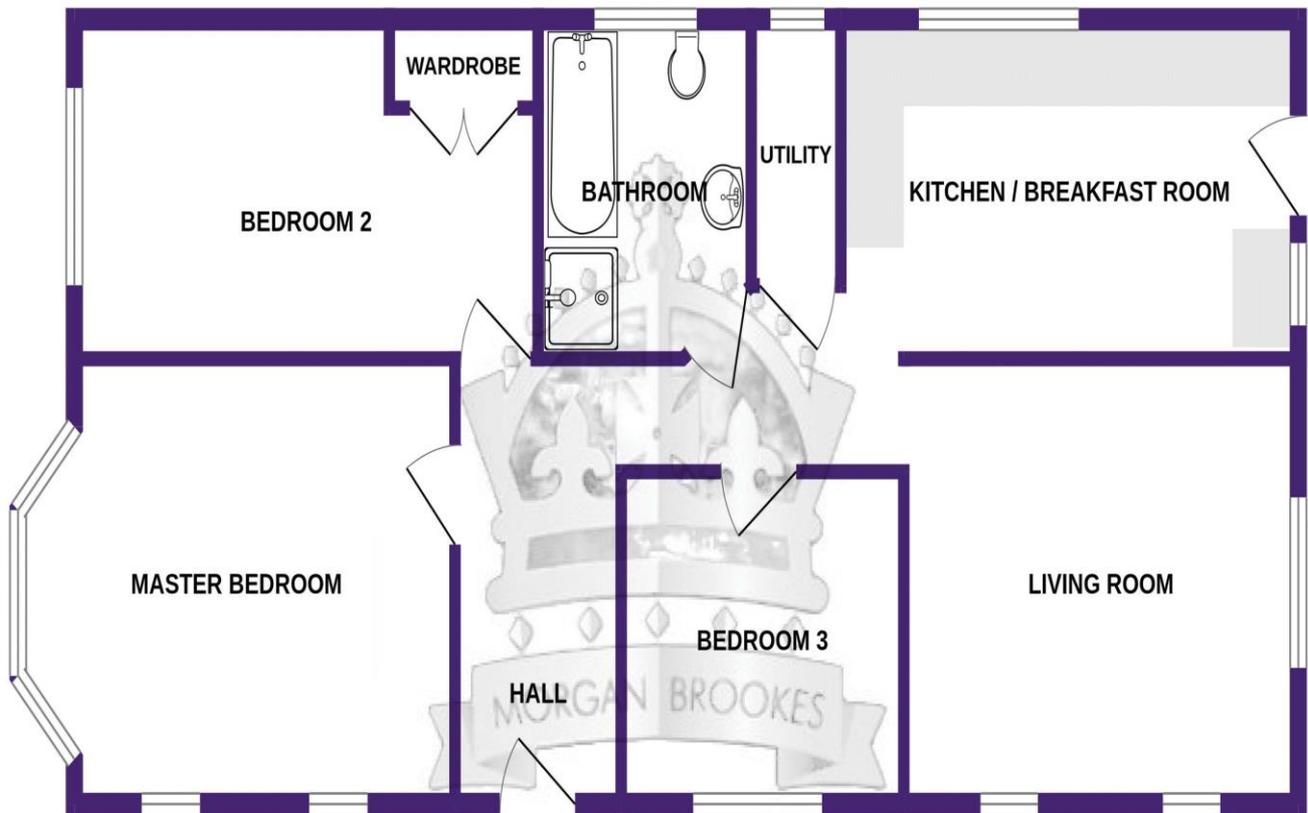
Steps down to patio, decked seating area, remainder laid to lawn, trees and shrub borders, gated side access.

**Front Of Property**

Block paved off road parking, path to side entrance, side gate to garden.



GROUND FLOOR



MORGAN BROOKES LTD

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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