



STUART THOMAS  
ESTATES



- TWO BEDROOM MAISONETTE
- GARAGE
- GOOD SIZE LOUNGE/DINER
- NO ONWARD CHAIN

143a Chesterfield Avenue, Benfleet, Essex, SS7 3HW

Offers In Region Of £235,000

A RARE OPPORTUNITY for either a FIRST TIME BUYER or INVESTOR to purchase this TWO BEDROOM first floor MAISONETTE with the added advantage of a GARAGE and OUTSIDE SPACE. Be QUICK as you wont want to miss out on this property.



## Property Description

### ENTRANCE HALL

Double glazed entrance door leads to the entrance hall with stairs to the first floor. Built in storage cupboard housing gas and electric meters. Useful study area at the top of the stairs.

### LOUNGE/DINER

21' 3" x 10' 5" (6.5m x 3.2 maxm) This good sized room has a large double glazed window to the front aspect. Radiator. Wood fire surround. Coving. Glazed screen to the:-

### KITCHEN

10' 2" x 7' 6" (3.1m x 2.3m) Fitted with units at eye and base level with ample work surfaces over. 4 ring gas hob with a built under oven. Single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine. Wall mounted Ideal gas fired central heating boiler. Double glazed window to the side. Coving. Access to the loft which we understand to be part boarded and insulated.

### BEDROOM ONE

13' 5" x 7' 6" (4.1m x 2.3m) Double glazed window to the rear. Radiator. Coving.

### BEDROOM TWO

10' 5" x 9' 10" (3.2m x 3.0m) Double glazed window to the rear. Radiator. Coving.

### BATHROOM

With a 3 piece white suite comprising a low level wc pedestal wash hand basin and a panelled bath with an independent shower over. Obscure double glazed window to the side. Radiator. Storage cupboard. Coving.





#### GARAGE

At the rear with an up and over door. (This garage is the left hand garage of a block of three).

#### OUTSIDE SPACE

Paved area to the rear.

#### TENURE

Leasehold

We understand there is the remainder of a 199 year lease which was granted in June 1968.

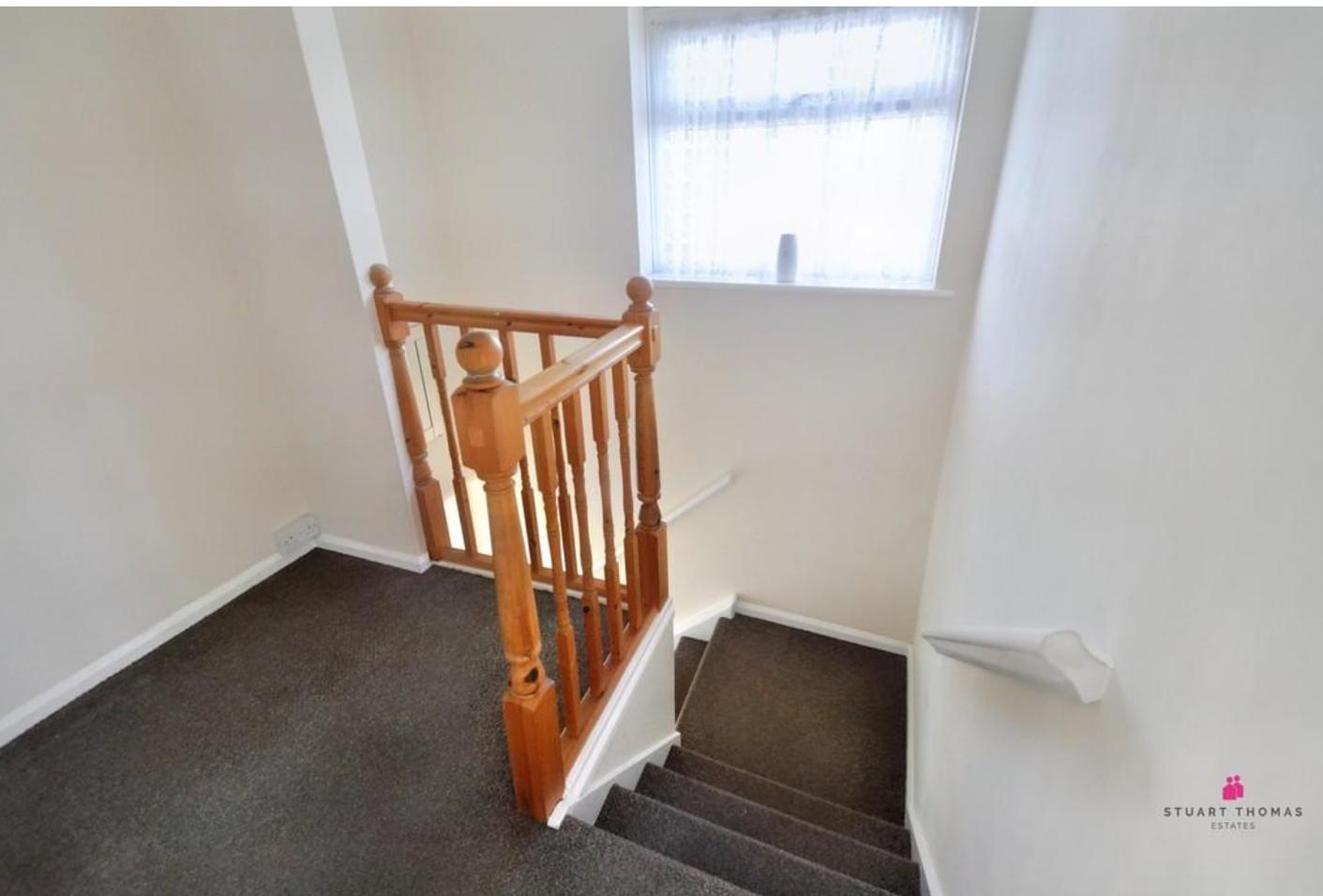
The vendor informs us that the property is managed by the 4 flat owners with Hair and Sons creating the management accounts.

Service charge is £600 payable every 6 months.

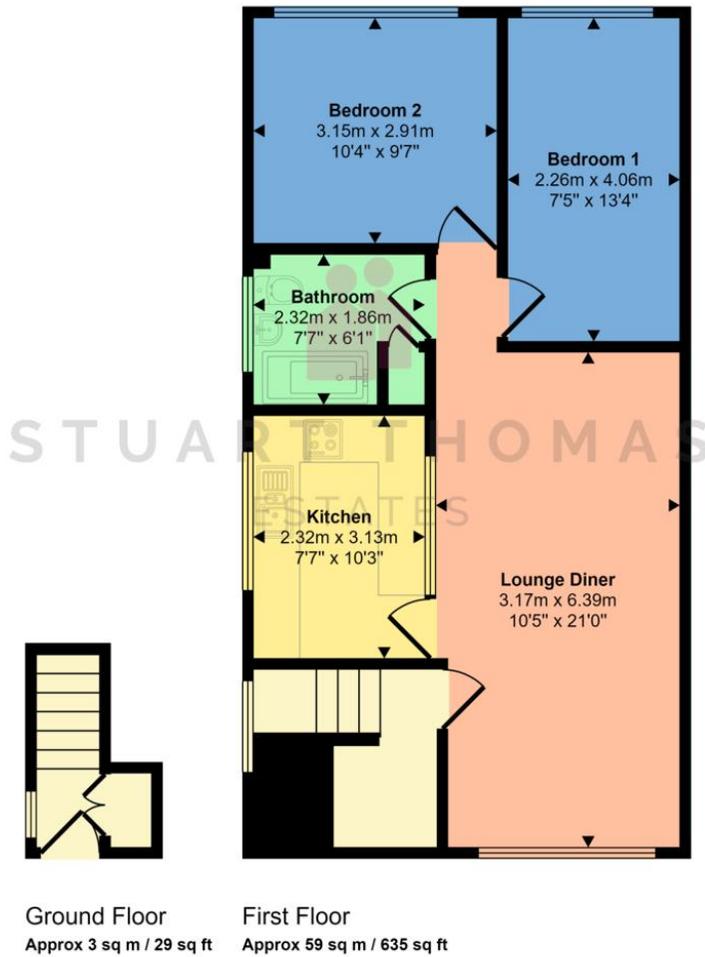
Nominal ground rent of £35 per annum.

#### AGENTS NOTES

- Tenure Leasehold
- Castle Point Borough Council
- Council tax band A



Approx Gross Internal Area  
62 sq m / 664 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	64   D
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements