

Hainault Avenue, Westcliff-On-Sea

£220,000

home.

93A Hainault Avenue

Westcliff-On-Sea
SS0 9EZ

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- Exceptionally Spacious One Bedroom First Floor Maisonette With Large Loft Room
- Accommodation Comparable in Size to Many Two Bedroom Properties
- Substantial Additional Loft Room with Extensive Eaves Storage
- Private West Facing Rear Garden with Patio and Raised Decking
- Impressive Detached Garden Cabin with Power and Lighting
- Charming Bay Fronted Lounge with Wood Burning Stove
- Generous Double Bedroom with Feature Fireplace and Fitted Storage
- Separate Fitted Kitchen with Solid Wood Worktops
- Ground Floor Entrance and Accommodation Across Two Floors
- Convenient for Hamlet Court Road, Westcliff Station and Local Amenities



Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this wonderfully spacious one bedroom first floor maisonette on Hainault Avenue, offering accommodation comparable in size and versatility to many two bedroom properties. Boasting a substantial additional loft room, a private west facing rear garden and a fantastic detached garden cabin, this characterful home offers exceptional flexibility and space.

Arranged across two floors with its own ground floor entrance, the property combines attractive period features with comfortable modern living. The charming bay-fronted lounge features beautiful exposed wooden floorboards, a characterful brick fireplace with wood-burning stove and fitted alcove shelving, creating a warm and inviting reception room.

The generous double bedroom enjoys a lovely cast iron feature fireplace and fitted wardrobe storage, while the separate kitchen benefits from solid wood worktops and ample space for appliances. A family bathroom completes the first floor accommodation.

A particular highlight is the impressive loft room, providing a substantial additional living area with windows to both front and rear, excellent natural light and extensive eaves storage. Although not formally classified as a bedroom, this wonderfully versatile space is ideal for a home office, hobby room or additional occasional living accommodation.

Outside, the private west facing rear garden offers a delightful setting for relaxing and entertaining, with a brick paved patio and raised decking area. At the rear stands a substantial timber-clad garden cabin with power and lighting, offering further possibilities as a studio, workspace or entertaining retreat.

Conveniently located for Hamlet Court Road, Westcliff railway station and local amenities, this is a fantastic opportunity to acquire a home offering considerably more space and flexibility than a typical one bedroom apartment.



Accommodation Comprises

The property commences with a communal pathway, small front garden, side access to the private section of the rear garden. Composite entrance door with double glazed obscure panels leading into:

Communal Entrance Hall

6'4 x 4'1

Tiled effect lino flooring, skirting. Wooden door with double glazed panel leading into ground floor lobby which is carpeted, skirting, stairs leading to the first floor.

First Floor Landing

6'9 x 8'2

Carpeted, skirting, further stairs leading to the loft room with double glazed window to the side, wall lighting. Doors to:

Kitchen

9'3 x 8'8

Tiled flooring, part tiled walls, ceiling light, double glazed window to the rear aspect, storage cupboard housing combi boiler. The kitchen is fitted to include base cabinetry with solid wood worksurface, tiled splashback, inset one and a half sink with drainer and mixer tap, space and plumbing for a washing machine, oven and fridge freezer.

Lounge

14'8 x 13'9

Solid wood flooring, skirting, ceiling light, double glazed bay window to the front aspect, fireplace with wooden mantle, wood burner, brick surround and hearth, fitted shelving to alcove spaces, radiator.

Bedroom

13'9 x 12'1

Carpeted, skirting, ceiling light, double glazed window to the rear aspect, feature cast iron fireplace with cast iron mantle and tiled hearth, fitted wardrobe/storage cupboard, radiator.

Bathroom

7'9 x 6'9

Wood flooring, part panelled wall, two double glazed obscure windows, ceiling light, panelled bath with shower over and part tiled walls, pedestal wash hand basin, WC, radiator.

Second Floor

Loft Room

20'11 x 20'4

Carpeted, skirting, two ceiling lights, double glazed window to the front aspect and double glazed Velux window to the rear, eaves storage. radiator.

Externally

Rear Garden

Private rear garden accessed via the side alley and commences with a brick patio area and raised decked area, wooden cladded outbuilding with power and lighting, window to front aspect and two stained glass windows to the side aspect.

Lease Information

Lease: 150 years remaining
Ground Rent: £300 Per Annum
Service Charge: £0
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

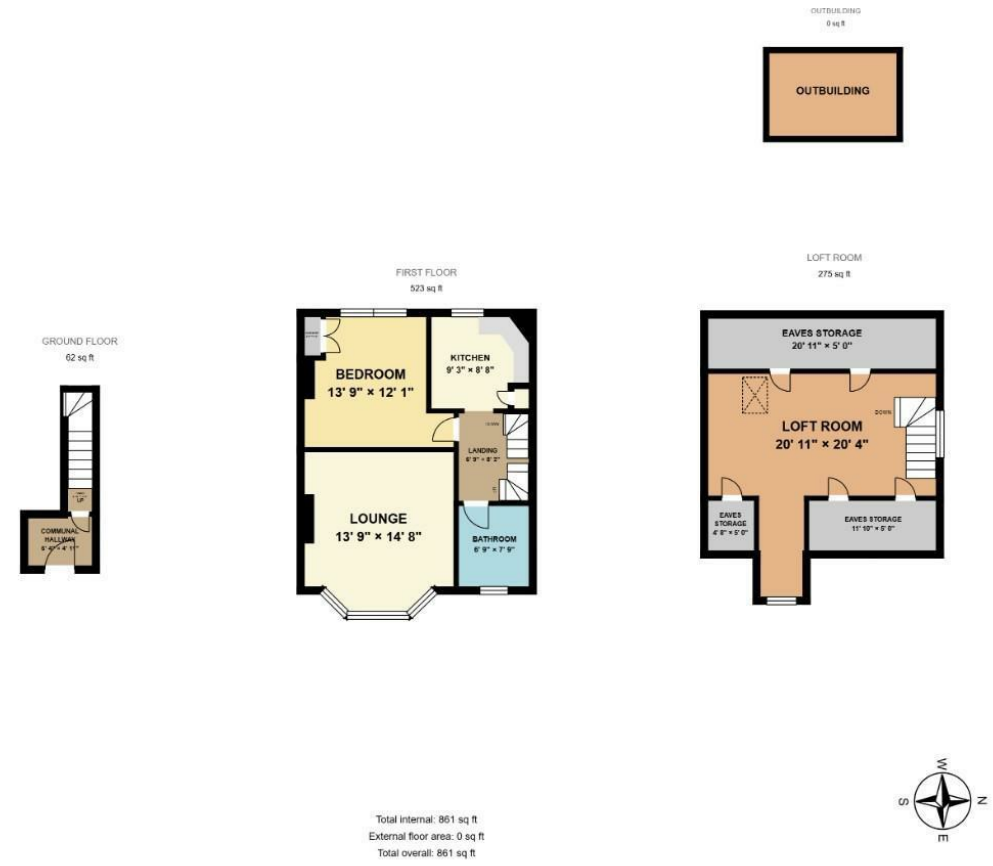












Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and dimensions are approximate and are provided for illustrative purposes only. Home Estate Agents cannot guarantee their accuracy.
The floor plan is not to scale and should not be relied upon for architectural, construction or other measurement purposes.

Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Maisonette

Approx. sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: A

£220,000

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