



Cranley Road, Westcliff-On-Sea  
£250,000

home.

# 54A Cranley Road

Westcliff-On-Sea  
SS0 8AL



- Surprisingly Spacious First Floor Apartment
- Two Bedrooms
- Own Private Rear Garden & Two Allocated Parking Spaces
- Wonderful West Facing Lounge
- Separate Modern Fitted Kitchen Breakfast Room
- Modern Three Piece Bathroom Suite
- Ideally located for London Road, Hamlet Crt Road, Beach & Westcliff Mainline Railway Station

## 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 Of Leigh are delighted to offer for sale this surprisingly spacious two bedroom first floor apartment which benefits from its own private entrance along with its own private rear garden and two allocated parking spaces to the front as well as the huge added advantage of no onward chain.

The accommodation comprises entrance hall with stairs leading a spacious first floor landing, a wonderful west facing lounge with feature bay window, separate modern fitted kitchen breakfast room, two well appointed bedrooms and a modern three piece bathroom suite.



Externally the property benefits from its own rear garden and two parking spaces to the front of the property.

Located on Cranley Road in the heart of Westcliff-on-Sea, this attractive period property is ideally located for both the London Road with its array of amenities, shops and bus stops giving access to surrounding areas as well as Hamlet Court Road, the beach and Westcliff Mainline Railway Station giving direct access to Fenchurch Street Station.



#### Accommodation Comprises

The property is approached via its own private part glazed entrance door leading to:

#### Entrance Hall

With stairs leading to the first floor landing.

#### First Floor Landing

20'7 x 9'1 max

A great size landing area which is carpeted, radiator. Doors to:

#### Lounge

19'9 into bay x 13'8

A great size west facing lounge with double glazed bay window to front aspect, carpeted, smooth plastered ceiling, radiator.

#### Kitchen Breakfast Room

12'1 x 8'1

Double glazed window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further recess for fridge freezer, smooth plastered ceiling with inset spotlighting.

### **Bedroom One**

13'8 x 11'3

Double glazed window to rear aspect, carpeted, picture rail, radiator.

### **Bedroom Two**

9'8 x 8'1

Double glazed window to front aspect, carpeted, picture rail, radiator.

### **Bathroom**

8'1 x 7'8

Double glazed obscure window to rear aspect. Three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low level WC, inset spot lighting to ceiling, heated towel rail.

### **Externally**

### **Rear Garden**

The property benefits from its own private rear garden which is accessible via a side alleyway with secure gate and has been recently renovated providing a great size artificial lawn area with garden shed and additional decked patio area.

### **Front Garden**

The front of the property is paved providing off street parking for two allocated parking spaces.

### **Lease Information**

Lease: 85 years remaining

Ground Rent: £150 Per Annum

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







TOTAL FLOOR AREA: 718 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

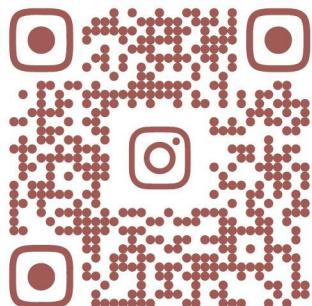
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# home.



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[homeofleigh.com](http://homeofleigh.com)

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