Hainault Avenue, Westcliff-On-Sea

£210,000

home.

45 Hainault Avenue

Westcliff-On-Sea
SS0 9HA

1 1 2

- Charming One Bedroom Ground Floor Apartment
- Additional Study Area, Ideal for Home Working
- Beautiful Period Features and Solid Oak Flooring
- Elegant Bay Fronted Lounge with Feature Gas Fireplace
- Spacious Open Plan Kitchen and Dining Room
- French Doors Opening Directly onto the Rear Garden
- Contemporary Shower Room with Walk-in Rainfall Shower
- Private Garden Allocation with Patio and Mature Planting
- Attractive Communal Entrance with Original Stained Glass
- Generous Storage and Characterful Accommodation Throughout

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 charming one bedroom ground floor apartment on Hainault Avenue, beautifully combining period character with modern comforts, and benefiting from a versatile additional study area and a private garden allocation.

Full of character and traditional detailing, the property boasts beautiful oak flooring, high ceilings, decorative cornicing and picture rails throughout. An attractive communal entrance with original stained glass detailing leads into the apartment's welcoming hallway, complete with useful storage.

The elegant bay-fronted lounge is a particular highlight, featuring an attractive cast iron gas fireplace with stone surround and granite hearth. The generous double bedroom opens into a separate study area, providing an ideal space for home working, dressing or additional storage.

To the rear, a lovely open plan kitchen and dining room offers an inviting setting for everyday living and entertaining, with fitted cabinetry, integrated cooking appliances and French doors opening directly onto the garden.

The stylish contemporary shower room features attractive hexagonal floor tiles, a walk-in rainfall shower and vanity storage, complemented by a separate WC area.

Outside, the property benefits from a designated private section of the rear garden, currently arranged as one open space, with a block paved patio, established planting and mature greenery.

A wonderful opportunity to acquire a characterful ground floor home offering generous proportions, flexible accommodation and the added benefit of outside space.

Front Garden
The property commences with a communal checkerboard tiled pathway leading into the communal storm porch.

Storm Porch
Part tiled walls, checkerboard tiled floor, external lighting.

Communal Entrance Hall
Entry via a wooden door. Wood effect laminate flooring, skirting, dado rail, picture rail, ceiling light, single glazed leaded stained glass window to the front aspect. Door leading into:

Entrance Hall
23'7 x 4'1
Oak wood flooring, skirting, pendant ceiling light, radiator, access to a large storage cupboard. Doors leading to lounge, bedroom & kitchen/diner.

Lounge
16'4 x 12'10
Continuation of oak wood flooring, skirting, picture rail, coving, pendant ceiling light with ceiling rose, decorative ceiling features, double glazed bay window to the front aspect, radiator, cast iron gas fireplace with a stone surround and a granite hearth and mirror above.

Bedroom
11'6 x 11'4
Continuation of oak wood flooring. skirting, picture rail, coving, pendant ceiling light, radiator, single glazed internal windows looking onto the study area. Opening into:

Study
8'1 x 6'0
Continuation of oak wood flooring, skirting, radiator, wall lighting, double glazed window to the rear aspect.

Open Plan Kitchen/Diner
17'1 x 12'7
Continuation of oak wood flooring, skirting, picture rail, coving, pendant ceiling light x 2, upright column radiator, double glazed French doors leading to the garden. Door leading to the bathroom. Marble effect worksurface with tiled backsplash, inset sink with drainer & mixer tap over, fitted oven with a four ring gas hob over & extractor fan, base & wall cabinets, fridge freezer space in the cupboard, Ideal boiler located in a full length cupboard.

Bathroom
8'6 x 5'11
Tiled floor with hexagonal tiled flooring, part tiled walls, extractor fan, ceiling light, double glazed obscure window to the side aspect, upright full length heated towel rail, walk-in shower cubicle with rainfall shower, sink with storage under and mixer tap over. Opening to:

WC area
Continuation of oak wood flooring, part tiled walls, wall light, double glazed obscure window the rear aspect, toilet.

Agents Note
Outside, the property benefits from a designated private section of the rear garden, currently arranged as one open space, with a block paved patio, established planting and mature greenery.

Lease Information
Lease: 144 years remaining
Ground Rent: £25 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 internal: 685 sq ft
External floor area: 0 sq ft
Total overall: 685 sq ft

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
2 Reception Rooms
Flat - Ground Floor

Approx. 685.00 sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: A

£210,000

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home.

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our Instagram

homeofleigh.com

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