

# Ist Call

## SALES AND LETTINGS



**Rochester Drive, Westcliff-On-Sea, SS0 0NJ**

**£350,000**

Discover this charming two-bedroom detached chalet, perfectly positioned in a highly sought-after location that combines convenience with modern practicality. The property offers excellent proximity to well-regarded local schools and easy access to Southend University Hospital. The thoughtfully designed ground floor creates a wonderful living environment with a spacious lounge and dining area that flows beautifully for both everyday living and entertaining guests. The recently fitted kitchen showcases contemporary style and functionality, providing everything needed for modern culinary adventures and daily meal preparation. Upstairs, the accommodation continues to impress with two well-proportioned double bedrooms that offer flexible options for guests or home working arrangements. The recently installed shower room completes the first floor with modern fixtures and quality finishes, ensuring comfort and convenience. The outdoor space is equally appealing, featuring a delightful west-facing rear garden that captures beautiful evening sunlight - perfect for outdoor dining, relaxation, or peaceful moments. The property's forward-thinking approach is evident in the off-street parking area, which includes an electric vehicle charging point, demonstrating excellent preparation for sustainable modern living. Additional practical benefits include a garage that provides secure storage for vehicles, tools, or hobbies, adding valuable functionality to this already impressive property. This exceptional chalet represents the perfect blend of character, convenience, and contemporary features and we strongly recommend viewing to fully appreciate the quality, location, and thoughtful features this delightful home offers.



### Accommodation Comprising

Composite front door providing access to...

### Entrance Hall

Radiator, staircase to first floor, laminate tile effect flooring, dado rail, doors off to...

### Kitchen 10'8 x 6'4 (3.25m x 1.93m)



Range of recently installed grey base units with complementing working surfaces over, inset single drainer acrylic sink unit, integrated electric induction hob with oven below and extractor hood over, integrated microwave, space and plumbing for washing machine and dishwasher, space for fridge/freezer, matching range of wall mounted units, tiled splashbacks, radiator, laminate tile effect flooring, double glazed window to front...

### Lounge/ Diner 15'5 x 14'10 (4.70m x 4.52m)

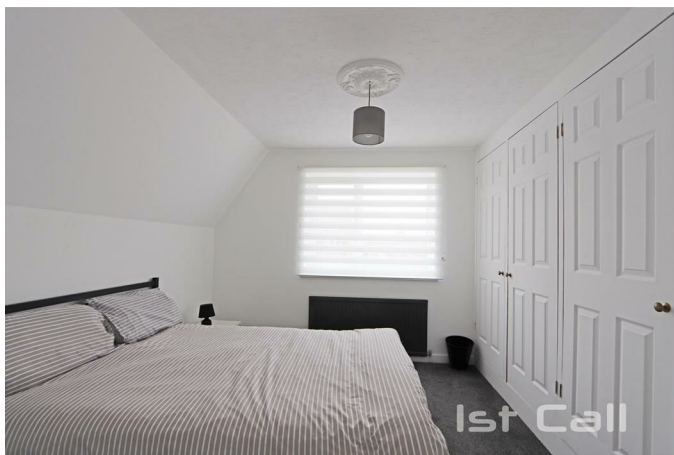


Double glazed sliding patio doors to rear garden, radiator, built in storage cupboard, coved ceiling...

### First Floor Landing

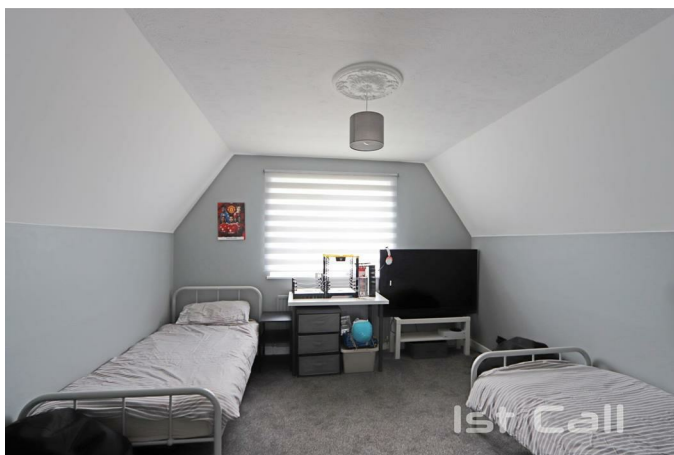
Double glazed window to side, doors off to...

### Bedroom 1 11'8 x 10'9 (3.56m x 3.28m)



Double glazed window to front, radiator, range of built in wardrobe cupboards...

### Bedroom 2 11'10 x 11'8 (3.61m x 3.56m)



Double glazed window to rear, radiator...

### Shower Room 6'9 x 5'4 (2.06m x 1.63m)



Recently installed suite comprising large glazed walk in shower cubicle, wall mounted vanity wash hand basin, low level W.C., wall mounted storage unit, heated towel rail, electric shaver socket, fully panelled walls, obscure double glazed window to side...



## Externally

### Front Garden

Driveway providing off street parking and giving access to garage, remainder mostly laid to shingle, electric car charging point...

### Garage 15'8 x 8'7 (4.78m x 2.62m)

Currently accessed via a composite double glazed front door but the owner has suggested he would be willing to reinstate a garage door if required, power & light connected...

### Rear Garden



West facing and approx. 35' in depth and comprising block paved patio area, remainder mostly laid to lawn with further shingled area, gate providing side access...

Floor Plan

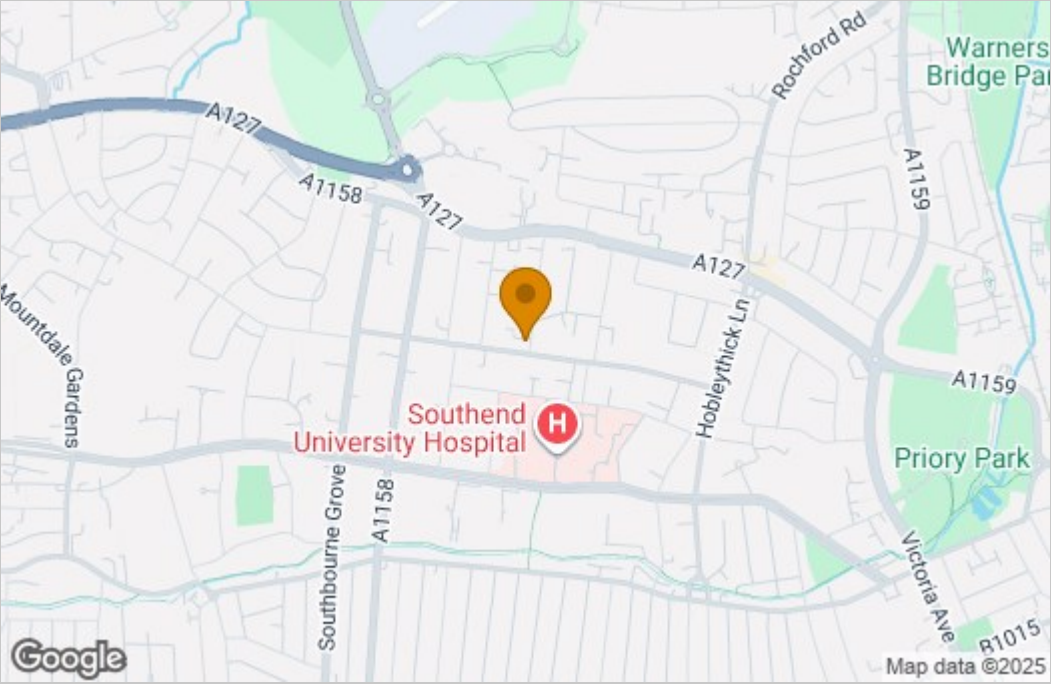


TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

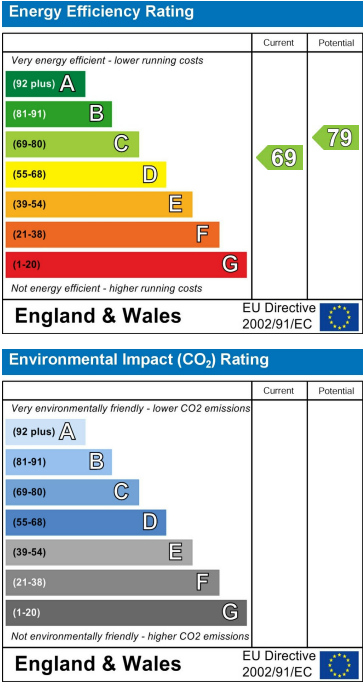
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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