

# Ist Call

## SALES AND LETTINGS



**Brightwell Avenue, Westcliff-On-Sea, SS0 9EH**

**£350,000**

Offered with no onward chain, this beautifully presented three-bedroom terraced home occupies an excellent position that perfectly balances convenience with comfort. The strategic location provides effortless access to Southend University Hospital, making it ideal for healthcare professionals, while well-regarded local schools ensure educational excellence is within easy reach. Daily life is made effortless with excellent transport connectivity via local bus routes, while the vibrant shopping, dining, and entertainment offerings of Hamlet Court Road are just moments away - placing everything from daily essentials to evening entertainment practically on your doorstep. The well-designed accommodation flows beautifully across two floors, beginning with a charming front lounge that creates the perfect space for relaxation and family time. The heart of the home features a contemporary fitted kitchen and dining area, where modern functionality meets sociable living - ideal for everything from quick breakfasts to dinner parties with friends. Upstairs, three well-proportioned bedrooms provide flexible accommodation for growing households, guests, or home working arrangements, while the modern bathroom completes the first floor with stylish fixtures and quality finishes throughout. Comfort and efficiency are assured with double-glazed windows providing peaceful living and excellent insulation, complemented by reliable gas central heating that ensures both warmth and cost-effective energy management. The approximately 45-foot rear garden is a delightful bonus, offering a private outdoor sanctuary perfect for entertaining, gardening pursuits, or simply unwinding in your own peaceful retreat. This exceptional property combines quality presentation, practical convenience, and an outstanding location - making it perfect for those seeking a well-appointed home that's ready to enjoy from day one.

### Accommodation Comprising

Front door providing access to...

### Entrance Hall

Staircase to first floor with understairs storage area, radiator, smooth plastered ceiling, doors off to...

### Lounge 14'11 into bay x 10'7 (4.55m into bay x 3.23m)



Double glazed bay window to front, radiator, smooth plastered ceiling...

### Kitchen/ Diner

### Dining Area 12'5 x 9'9 (3.78m x 2.97m)



Double glazed french doors to rear garden, radiator, smooth plastered ceiling, opening to...

### Kitchen Area 8'9 x 6'9 (2.67m x 2.06m)



Range of modern fitted white base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, breakfast bar, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, smooth plastered ceiling, double glazed window to rear...

### First Floor Landing

Smooth plastered ceiling with loft access, doors off to...

### Bedroom 1 14'10 into bay x 9'11 (4.52m into bay x 3.02m)



Double glazed bay window to front, radiator, smooth plastered ceiling...



### Bedroom 2 12'4 x 9'11 (3.76m x 3.02m)



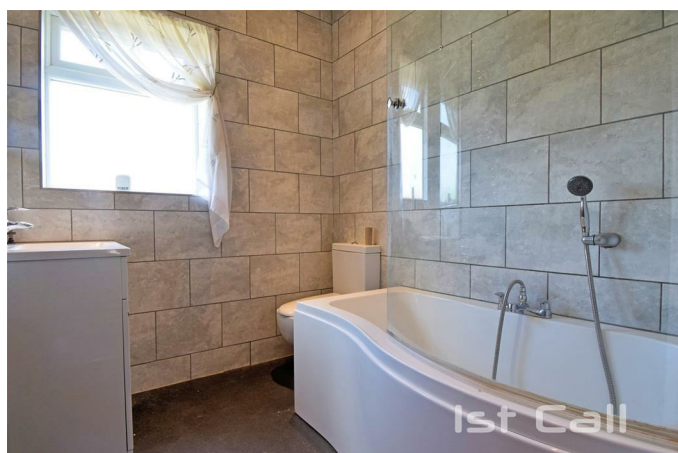
Double glazed window to rear, radiator, smooth plastered ceiling...

### Bedroom 3 7'9 x 6' (2.36m x 1.83m)



Double glazed window to front, radiator, smooth plastered ceiling...

### Bathroom 7'2 x 6'1 (2.18m x 1.85m)



Modern white suite comprising panelled 'P' bath with shower unit over and glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls, smooth plastered ceiling with inset spotlights and extractor fan, obscure double glazed window to rear...

### Externally

### Front Garden

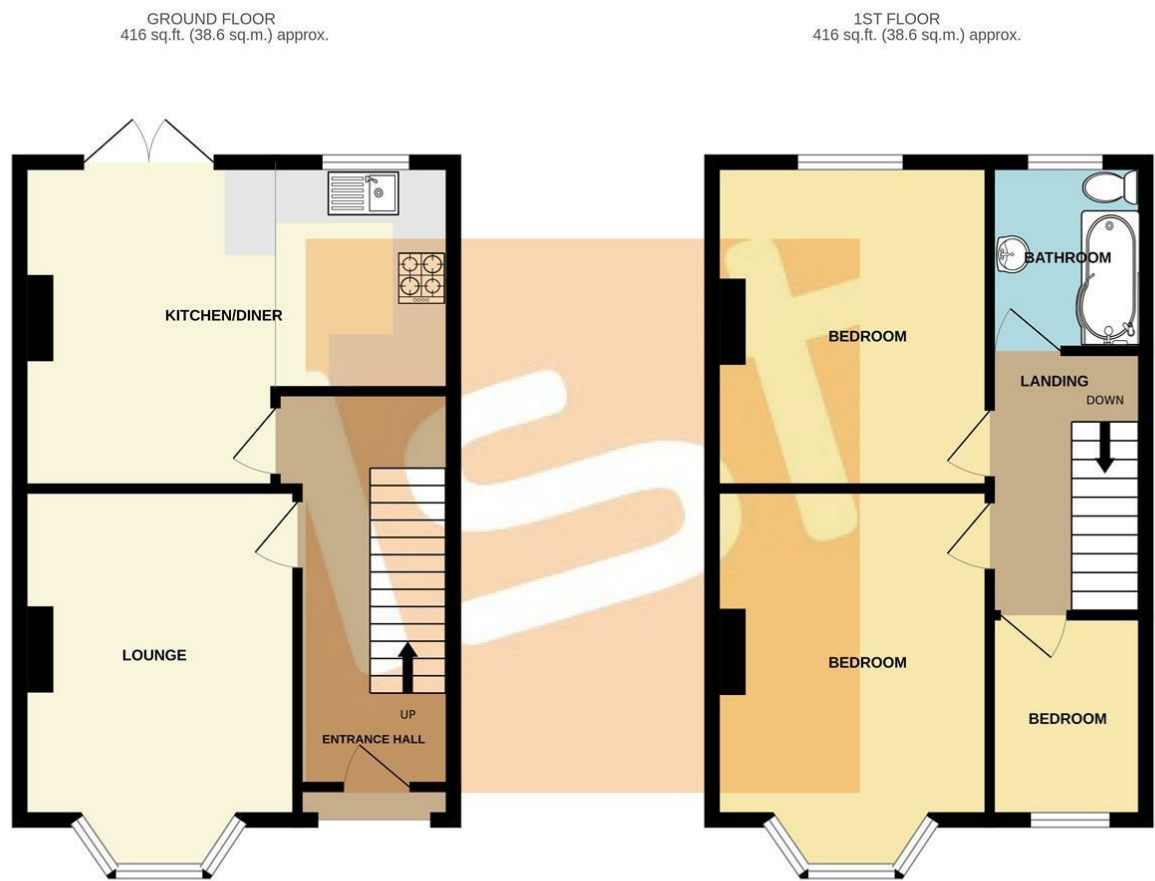
Small front garden, paved with brick boundary wall...

### Rear Garden



Approx. 45' rear garden comprising large paved patio area, remainder mostly laid to lawn with further timber decked patio area...

Floor Plan



TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.

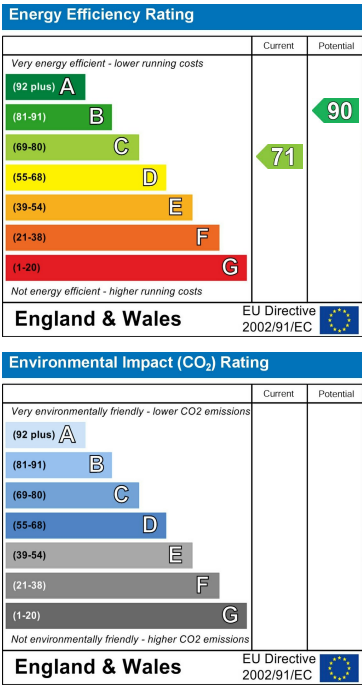
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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