

# Ist Call

## SALES AND LETTINGS



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

**£230,000**

Spacious 2-bed ground floor flat, no chain! 17'1" lounge, modern kitchen, 2 doubles, parking. Share of freehold. Near hospital & schools. Must view!

This spacious two-bedroom ground floor apartment offers exceptional convenience in a highly sought-after location, with Southend University Hospital and reputable local schools all within easy reach - perfect for healthcare professionals and families alike. Offered with no onward chain for a seamless purchase process, the well-designed accommodation maximizes both space and comfort throughout. Two generously proportioned double bedrooms provide flexible living arrangements, while the impressive 17'1" lounge creates a bright and welcoming space for relaxation and entertaining. The contemporary fitted kitchen combines style with functionality, ideal for modern living, while the spacious bathroom features both bath and shower facilities for ultimate convenience. Practical benefits include block-paved off-street parking - a valuable asset in this desirable area - plus the significant advantage of a share of the freehold, providing long-term security and potential future benefits.

This exceptional combination of generous accommodation, prime location, modern amenities, and the share of freehold makes this an outstanding opportunity for first-time buyers, professionals, or investors seeking quality property in a convenient setting. Viewing recommended to fully appreciate the space and potential this excellent apartment offers.



## Accommodation Comprising



Own front door to...

### Entrance Hall

Double glazed window to side, radiator, laminate wood flooring, doors off to...

### Bedroom 1 10'4 x 10'1 (3.15m x 3.07m)



Double glazed window to side, radiator, smooth plastered coved ceiling...



## Bathroom 13'8 x 4'9 (4.17m x 1.45m)



White suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, extractor fan, obscure double glazed windows to side and rear...

## Kitchen 13'2 x 8'4 (4.01m x 2.54m)



Range of modern fitted 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, matching range of wall mounted units, tiled splashbacks, smooth plastered coved ceiling, double glazed window to side, door to...



### Inner Lobby

Doors off to...

### Lounge 17'1 x 11'5 (5.21m x 3.48m)



Double glazed windows to front and side aspects, two radiators, dado and picture rails, smooth plastered coved ceiling...



### Bedroom 2 10' x 8'6 (3.05m x 2.59m)

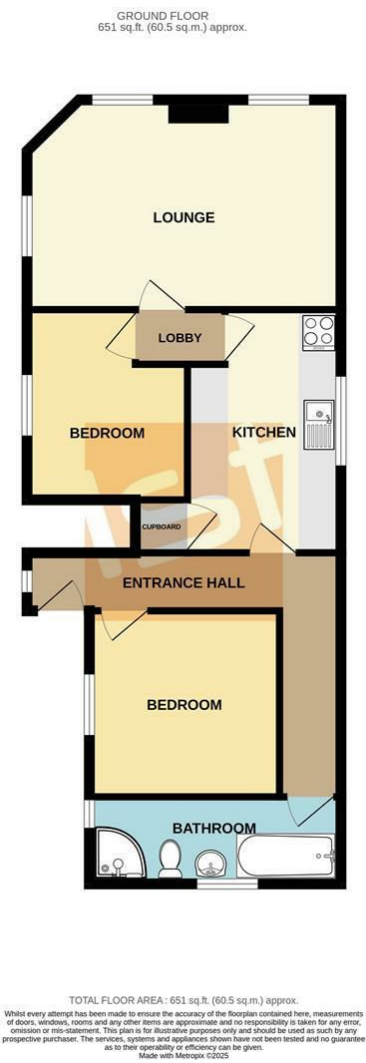


Double glazed window to side, radiator, smooth plastered coved ceiling...

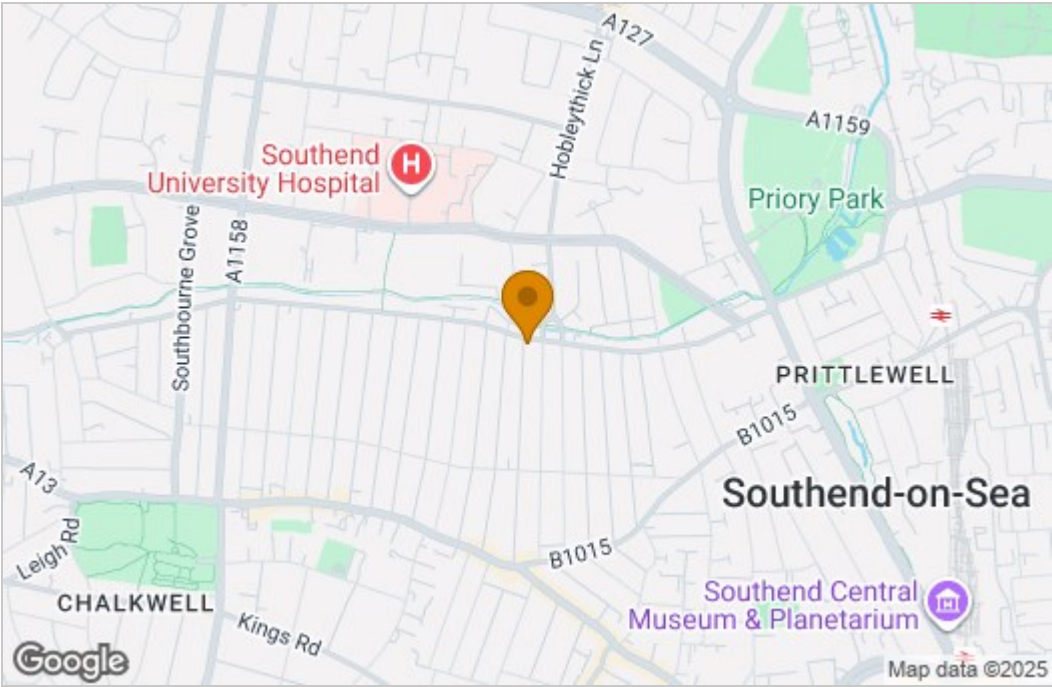
### Externally

Block paved off street parking and garden area...

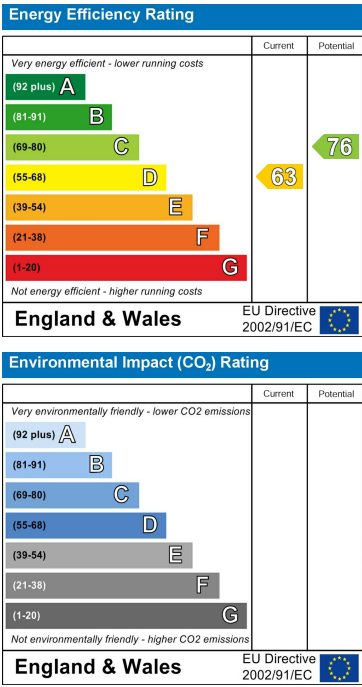
Floor Plan



Area Map



Energy Efficiency Graph



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