

# 1st Call

## SALES AND LETTINGS



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

**£210,000**

Well-proportioned 2-bed first floor flat! 16'2" lounge, 2 beds, separate WC, no chain. Near Palace Theatre, Hamlet Court Road & Westcliff station. Perfect first-time or BTL investment!

Perfectly positioned close to the Palace Theatre with the vibrant shopping, dining, and entertainment scene of Hamlet Court Road and Westcliff railway station all within easy reach, this well-proportioned two-bedroom first floor apartment offers excellent urban convenience. The generous accommodation features an impressive 16'2" front lounge that creates a bright and spacious living environment, perfect for both relaxation and entertaining. Two comfortable bedrooms provide flexible accommodation for couples, small families, or professional home working, while the practical fitted kitchen and bathroom are complemented by the added convenience of a separate W.C. Offered with no onward chain for a seamless purchase process, this represents an ideal proposition for first-time buyers seeking quality accommodation with outstanding transport links and urban lifestyle, or buy-to-let investors looking for a property with strong rental appeal to young professionals who value convenience and connectivity.

The location's proximity to entertainment venues, shopping facilities, and excellent rail connections ensures consistent rental demand and capital growth potential. An internal viewing is recommended to appreciate the space and location this excellent apartment offers.

## Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

### First Floor Landing



Built in storage cupboard, loft access, doors off to...

### Lounge 16'2 into bay x 13'3 (4.93m into bay x 4.04m)



Double glazed bay window to front, wall mounted electric storage heater, feature open fireplace with inset log burner and wooden mantle, laminate wood flooring, smooth plastered ceiling...

### Bedroom 1 14'7 x 11'4 (4.45m x 3.45m)



Double glazed window to rear, wall mounted electric storage heater, laminate wood flooring...



### Bedroom 2 9'6 x 7' (2.90m x 2.13m)



Double glazed oriel bay window to front, wall mounted electric storage heater, laminate wood flooring...

### Bathroom 6'7 x 5'11 (2.01m x 1.80m)



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, tiled splashbacks, electric heater, laminate wood flooring, obscure double glazed window to side...

### Separate W.C.

Low level W.C., laminate wood flooring, obscure double glazed window to side...

### Kitchen 10'5 x 8'5 (3.18m x 2.57m)



Range of 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, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, laminate wood flooring, double glazed window to rear...

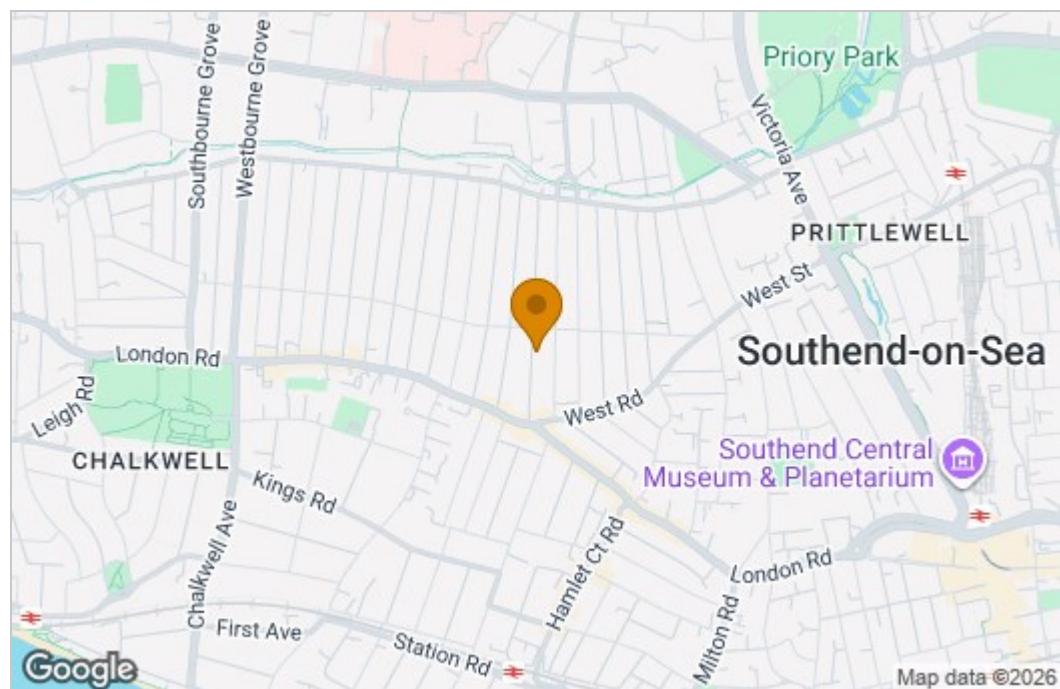


## Floor Plan

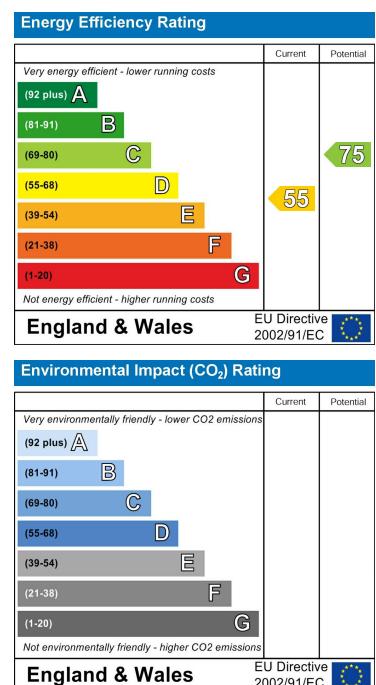


TOTAL FLOOR AREA: 705 sq.ft. (65.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, drains, water and gas mains 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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