

# Ist Call

SALES AND LETTINGS



**Anerley Road, Westcliff-On-Sea, SS0 7HH**

**£375,000**

**\*\* SIMPLY STUNNING \*\*** This beautiful and extremely spacious three double bedroom ground floor flat occupies a large corner plot and being south of the London Road offers easy access to the vibrant Hamlet Court Road with its variety of shops, bars and eateries as well as Westcliff rail station and the seafront. With a wealth of character features the property further benefits from the whole of the front, side and rear garden areas, off street parking as well as a garage. With too many fine features to mention and being offered for sale with a share of the freehold and no onward chain an internal viewing is essential to appreciate the size and quality of the accommodation on offer.

### Accommodation Comprising

Own front door with coloured lead lite insert leading to enclosed lobby with further coloured lead lite glazed door to...

### Large Entrance Hall



A beautiful, spacious entrance hall with wood panelling to walls, feature brick fireplace with mirror above and tiled hearth, Victorian style radiator, lead lite glazed skylight window, stripped and varnished wooden flooring, doors off to...

### Cloakroom



White suite comprising low level W.C., vanity wash hand basin, dado and picture rails, obscure glazed window to front...

**Kitchen/ Dining Room 29'2 x 9'7 < 7'8 (8.89m x 2.92m < 2.34m)**

### Kitchen Area



Range of modern fitted base units with toning quartz working surfaces over, inset sink with mixer tap and drainer, integrated induction hob, separate eye level stainless steel oven, integrated dishwasher, space

and plumbing for washing machine, space for fridge/ freezer and further appliances, matching range of wall mounted units, cabinet under lighters, heated towel rail, laminate wood flooring, open plan to...

### Dining Area



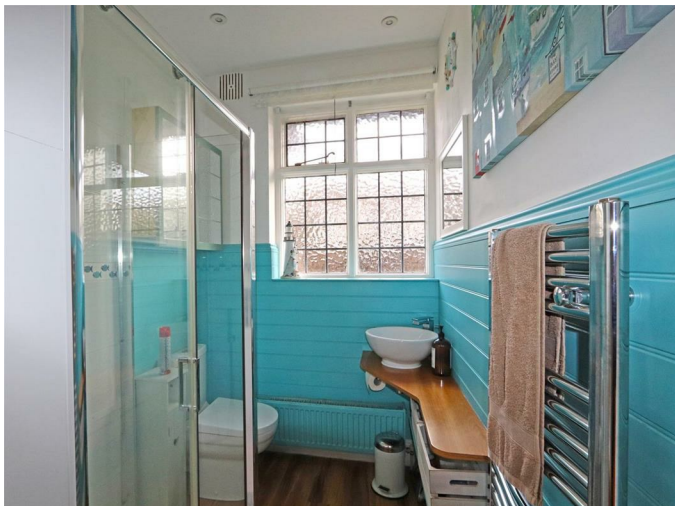
Double glazed windows to side and front aspects with glazed roof and double glazed french doors to garden, radiator, laminate wood flooring, large built in pantry cupboard also housing gas central heating and hot water boiler...

### Lounge 13'8 into bay x 11'4 plus door recess (4.17m into bay x 3.45m plus door recess)



Lead lite glazed bay window to front, radiator, feature brick fireplace with stone tiled hearth, picture rail, stripped and varnished wooden floor...

### Shower Room 7'1 x 5'2 (2.16m x 1.57m)



White suite comprising glazed shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, radiator, obscure glazed window to front...

### Bedroom 15'6 x 9'11 (4.72m x 3.02m)



Lead lite glazed window to front, radiator, feature fireplace with tiled hearth and timber surround, vanity wash hand basin, stripped and varnished wooden flooring, picture rail, coved ceiling...

### Bedroom 18' into bay x 11'4 (5.49m into bay x 3.45m)



Double glazed sash bay window to front, radiator, feature tiled fireplace with matching hearth and timber surround, stripped and varnished wooden flooring, picture rail, coved ceiling...

### Bedroom 14'4 into bay x 12' (4.37m into bay x 3.66m)



Double glazed sash bay window to side, radiator, feature tiled fireplace with matching hearth and timber surround, stripped and varnished wooden flooring, picture rail, coved ceiling...

### Bathroom 7'11 x 6'10 (2.41m x 2.08m)



White suite comprising panelled shower bath with shower unit over and glazed shower screen, acrylic splashbacks, feature vanity wash hand basin, Victorian style radiator, stripped and varnished wooden flooring, picture rail, double glazed sash window to side...

### Externally



### Gardens



Wrap around garden to front and side aspects with secluded patio area accessed directly from the dining room and also providing access to brick built garden store and large timber shed, remainder of gardens mostly laid to lawn with further shingled area and all surrounded by fencing and established flower/ shrub borders...

### Garage & Parking

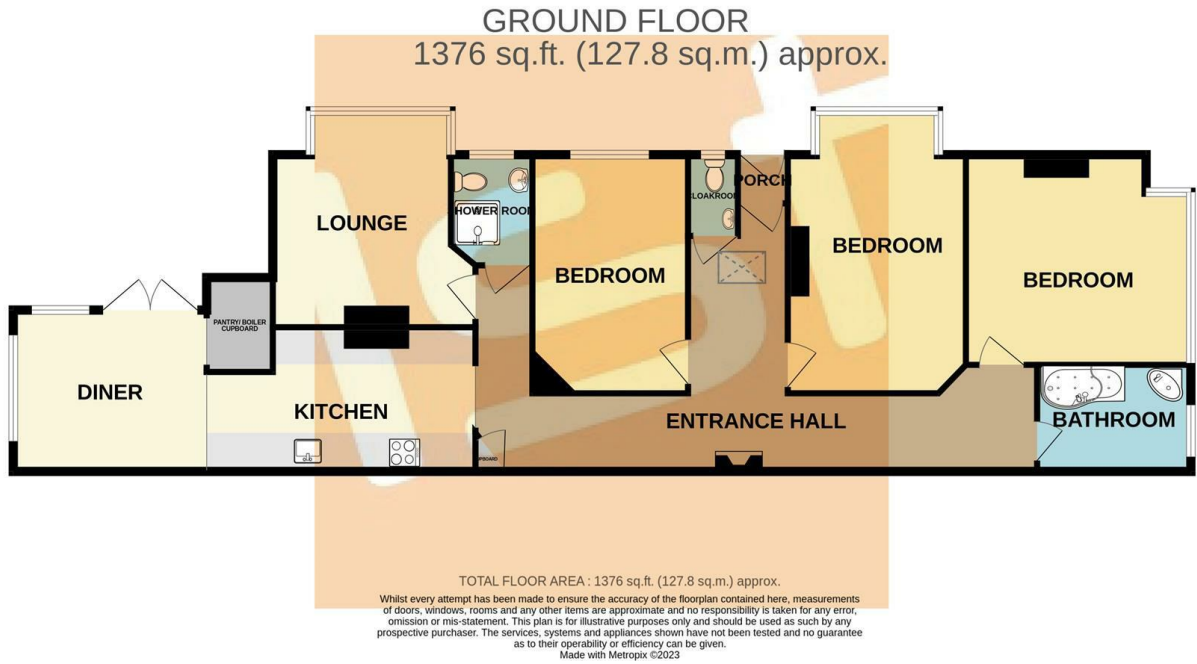


Own allocated off street parking space accessed via Ceylon Road and leading to GARAGE with up & over door...

### Leasehold Information

The property is being sold with the advantage of a 50% share of the freehold, the underlying lease was for a period of 125 years from 01/01/2016 leaving 118 years remaining term. £0 Ground Rent. £0 Service Charge. £220 Buildings Insurance contribution...

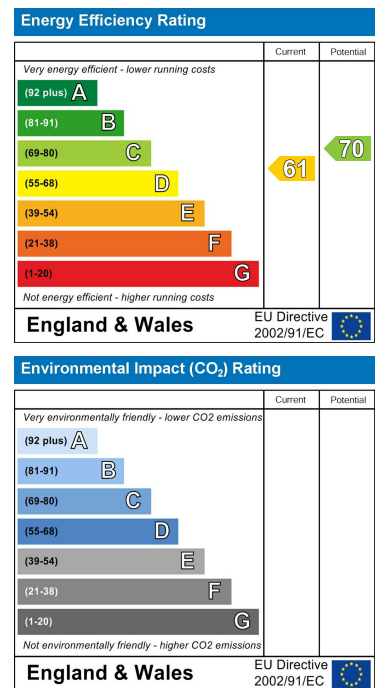
# Floor Plan



# Area Map



# Energy Efficiency Graph



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