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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



**56 Beedell Avenue
Westcliff-On-Sea, SS0 9JS
£230,000**

- No Onward Chain!
- Large 1 Bedroom Ground Floor Flat
- Well-Maintained Throughout
- Spacious Bathroom
- 28' Lounge/Diner
- Modern Kitchen/Breakfast Room
- UPVC Double Glazing
- Private Rear Garden
- Off Road Parking
- Potential To Configure Into 2-Bed Layout



Spacious 1-Bedroom Ground-Floor Flat with Garden & Parking – No Onward Chain!

Step into this well-presented and generously proportioned ground-floor flat, perfect for first-time buyers, downsizers, or investors alike. Featuring a bright and spacious 17' bedroom, a modern bathroom, a large lounge, and a well-equipped kitchen/diner, this home offers both comfort and functionality.

Additional highlights include:

- Off-road parking
- Private share of a rear garden – ideal for relaxing or entertaining
- Convenient location close to Southend's shops, hospital, and mainline rail stations

Offered chain-free, this property is ready to move into and provides an excellent opportunity for hassle-free living in a popular and accessible area.

ACCOMMODATION

LOBBY

Door to: Personal door leading to:

RECEPTION HALL

Featuring ornate coving, an under-stair cupboard, and an additional storage cupboard, with stylish laminate flooring throughout, offering both character and practicality.

LOUNGE 28'8 x 12'3 (8.74m x 3.73m)

A bright and spacious room featuring a double glazed window to the side and patio doors leading to the rear garden, with laminate flooring, radiator, and power, TV, and telephone points.

(Please note, there is potential to install a kitchen in part of the lounge to convert the kitchen it into a second bedroom, subject to the usual planning consents.)

KITCHEN 13'6 x 13'1 (4.11m x 3.99m)

The kitchen is fitted with a range of contemporary white eye-level and base-level units, complemented by worktops incorporating an inset sink with drainer and mixer taps. It also includes a ceramic hob, extractor fan, and oven.

Additional features include plumbing for a washing machine, space for a tumble dryer, splash-back tiling, and power points. A UPVC double glazed window to the front and door to the rear provide natural light and easy access.

BEDROOM 19'9 x 17'4 (6.02m x 5.28m)

A bright room featuring a double glazed bay window to the front, complemented by ornate coving, a radiator, and power points.

BATHROOM

The bathroom features a double glazed bay window to the rear and a modern white suite, including a panelled bath with shower/mixer taps and a glazed screen, a pedestal wash hand basin, and a low-level WC.

Additional features include splash-back tiling, a storage cupboard, radiator, and extractor fan for added comfort and convenience.

OUTSIDE

REAR GARDEN

A paved patio leading to a shingle area with raised shrub beds, complemented by a timber shed and access to the front of the property.

FRONT & PARKING

Parking to the front for one car, providing convenient off-road parking.