



* NO ONWARD CHAIN * Located on Wellington Avenue in Westcliff-on-Sea, this delightful first-floor flat offers a perfect blend of space, comfort and convenience. With two well-sized bedrooms, this property is ideal for small families, couples, or individuals seeking a spacious living environment. The flat boasts a generous layout, providing ample room for relaxation and entertaining. Residents will appreciate the added benefit of parking for one vehicle, along with a garage, ensuring that your transportation needs are well catered for. One of the standout features of this property is the access to a lovely communal rear garden, a perfect spot for enjoying the outdoors, socialising with neighbours, or simply unwinding after a long day. Moreover, the location is superb, with local amenities just a short walk away. This means you can easily access shops, cafes, and other essential services, making daily life both convenient and enjoyable. In summary, this spacious first-floor flat on Wellington Avenue presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming property your new home.

- Spacious first floor flat
- Access to the generous communal rear garden
- Spacious lounge diner
- Fitted kitchen with ample storage
- Close to major bus routes and walking distance to Chalkwell Station
- Two double bedrooms
- Garage within a block
- White bathroom suite
- Walking distance to useful, local amenities
- Short walk to Leigh Road and Broadways shopping facilities

Wellington Avenue

Westcliff-on-Sea

£250,000



Wellington Avenue



Frontage

Front communal gardens, side access to rear communal gardens and garages. Access to:

Communal Entrance

Stairs rising to first floor. Access to:

Hallway

4'80 x 7'07

Coved ceiling with a pendant light, loft access, cupboard housing the electrics and fuse board, additional storage cupboard, wall-mounted electric storage heater, carpet.

Lounge

13'42 x 11'92

Coved ceiling with inset spotlights, UPVC double-glazed window to the front, wall-mounted electric storage heater, carpet.

Kitchen

10'00 x 7'06

Coved ceiling with a pendant light, double-glazed window to the front. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated oven with a four-ring electric hob and an extractor fan over, space for a washing machine, space for an undercounter fridge, stainless steel sink and drainer, vinyl flooring.

Bedroom One

11'99 x 9'16

Coved ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden area, wall-mounted electric storage heater, carpet.

Bedroom Two

10'42 x 9'86

Coved ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden area, wall-mounted electric storage heater, fitted wardrobes, carpet.

Three Peice Bathroom

9'59 < 6'60 x 6'44

Pendant light, extractor fan, obscured double-glazed window to the side, airing cupboard housing the water tank, low-level WC, pedestal wash basin, panelled bath with an electric shower over, fully tiled walls, wood effect laminate flooring.

Communal Rear Garden

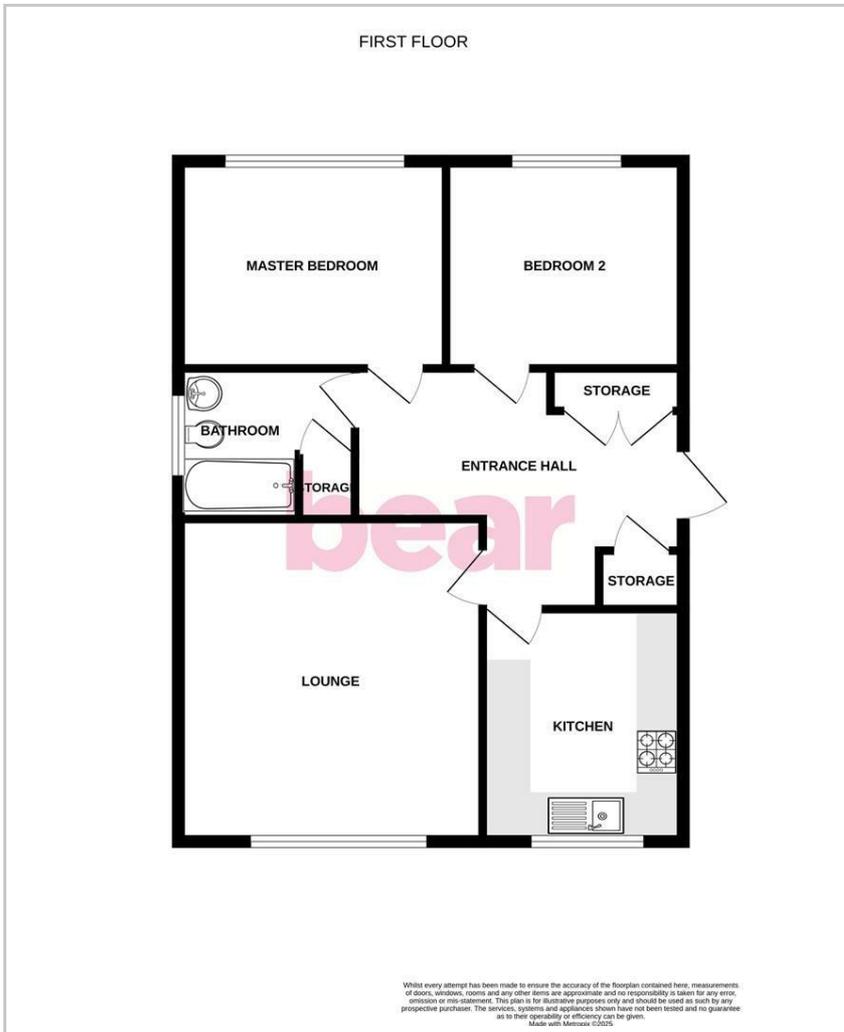
Commences with a concrete patio area with the remainder laid to lawn, washing lines, access around the side, access to garage.

Agents Notes:

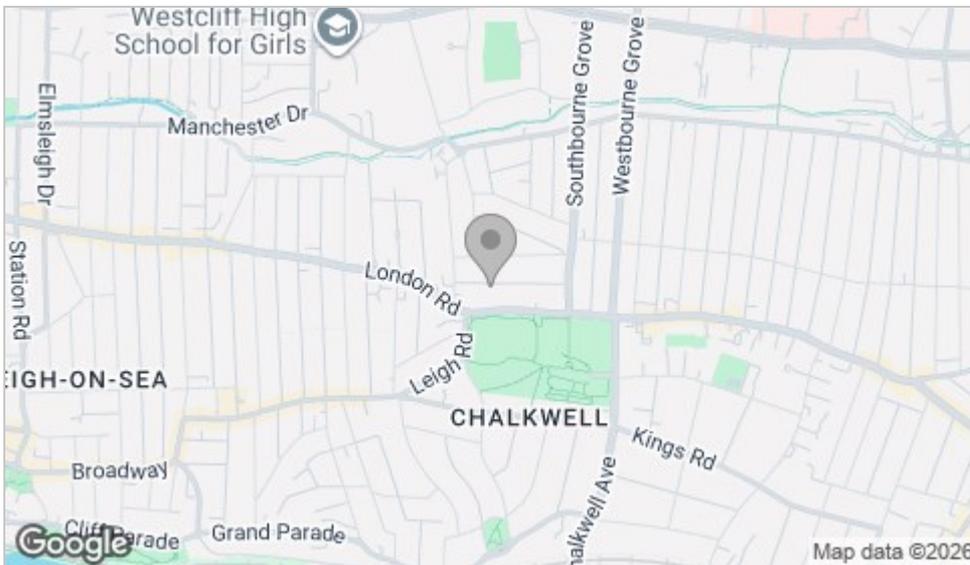
Council tax band: B



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

