



* £240,000 - £250,000 * SOUTH-FACING GARDEN * TWO DOUBLE BEDROOMS * WALK-IN WARDROBE * CONSERVATION AREA * MOMENTS FROM THE TRAIN STATION AND BEACHFRONT * LONG LEASE * GROUND FLOOR FLAT * This stylish and contemporary ground floor flat offers a private garden with direct access, an open-plan kitchen/reception room and two double bedrooms. The accommodation is comprised of; a bay fronted bedroom with beautiful sash windows, a second bedroom with walk-in wardrobe, ample hallway storage cupboards, a three-piece shower room, an open-plan kitchen/reception room with a fully fitted kitchen and direct access to the private south-facing garden. The conservation area is picturesque and there is permit parking available. Southend Central Station is around the corner, as well as the beachfront and Prittlewell Square and the amenities and bus links of the High Street are only a walk away. The property is offered with no onward chain, a long lease and is available to view now!

- Private south-facing garden
- Open-plan kitchen/reception room
- Walk-in wardrobe
- Picturesque Conservation Area location
- Moments from the Southend Central train station
- Two double bedrooms
- Stylish kitchen with island unit/breakfast bar
- Long lease with no onward chain
- Permit parking
- Beachfront and High Street in close proximity

Avenue Terrace

Westcliff-On-Sea

£240,000

Price Guide



Avenue Terrace



Frontage

Garden wall with the pathway leading to an overhanging front porch and a communal entrance door, which then gives way to a private entrance door leading to:

Private Entrance Hall

Stylish paneled walls, two large storage cupboards, radiator, skirting and wood effect laminate flooring.

Bedroom one

14'4"×12'0"

Sash bay-fronted window, vertical column radiator and an additional column radiator, coving, skirting and carpet.

Bedroom two

15'10"×10'2"

UPVC double glazed rear window, access to walk-in wardrobe, original cornice, column radiator, skirting and carpet.

Kitchen-Reception Room

18'8"×10'6"

Two UPVC double glazed side windows and a rear door through to garden, modern shaker style kitchen comprising; both wall-mounted and base level units with an additional island unit, 1.5 stainless steel sink with chrome mixer tap, integrated washing machine, pan drawers, integrated under-counter fridge, four ring burner hob, integrated oven, corner pull-out cupboard, double radiator and a further single radiator, fireplace with oak mantel, built-in cupboard, coving, skirting and wood effect laminate flooring.

Shower room

10'5"×4'2"

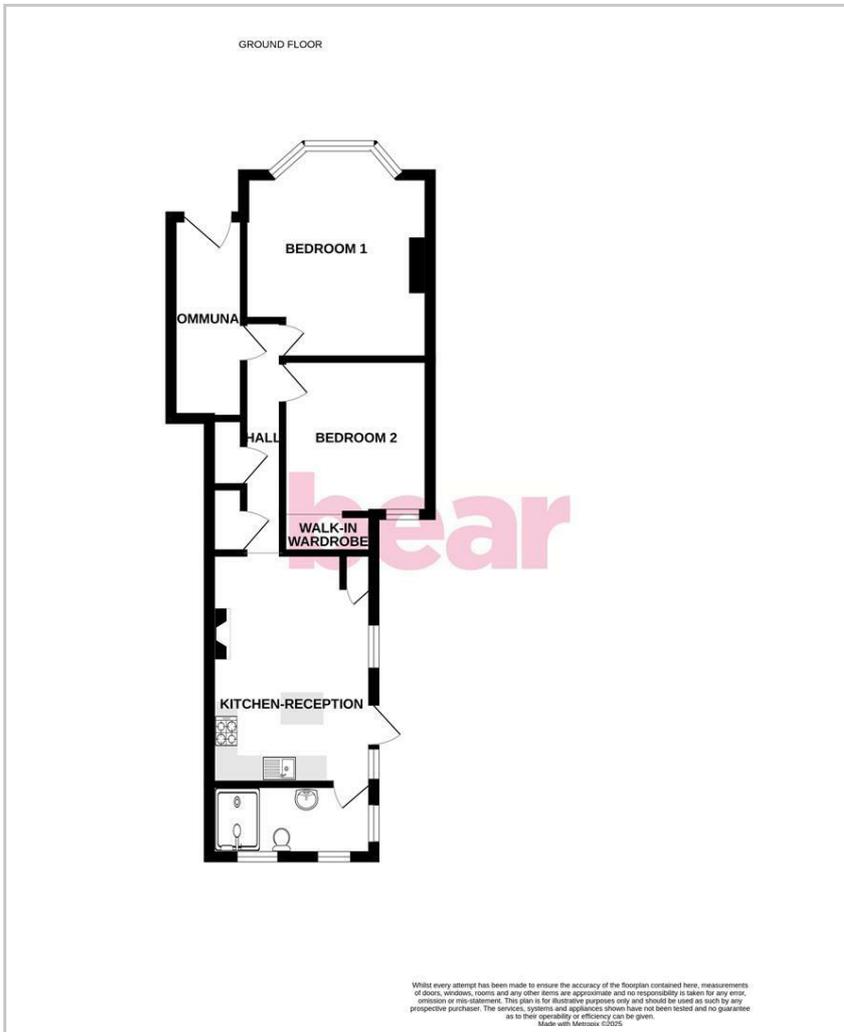
Three obscured UPVC double glazed windows, walk-in shower cubicle, low-level W/C, pedestal wash basin with chrome taps, column radiator, spotlighting, extractor fan, fully tiled walls and flooring.

South-Facing Garden

Commences with a side paved pathway and shingle border, with a sun deck and raised planting bed, garden wall and fencing.



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

