



* £170,000 - £190,000 * ALLOCATED PARKING * MOMENTS FROM WESTCLIFF STATION * LONG LEASE * GREAT SCHOOL CATCHMENT * GROUND FLOOR FLAT * PERFECT INVESTMENT/FIRST TIME BUY * Nestled in the charming Anerley Road of Westcliff-On-Sea, this delightful flat offers a perfect blend of comfort and convenience. Boasting a spacious ground floor layout, this property features a bay fronted lounge diner and a modern fitted kitchen, ideal for hosting gatherings or simply relaxing after a long day. With one reception room, two cosy bedrooms, and a clean bathroom, this flat provides ample space for both relaxation and entertainment. The generous master bedroom ensures a peaceful retreat, while the well-maintained bathroom adds a touch of elegance to the property. Convenience is key with this flat, as it comes with the added bonus of a parking space on the front driveway, making parking a breeze. Additionally, its proximity to the Seafrost, Westcliff Station, and Hamlet Court Road shopping facilities makes running errands or enjoying leisurely strolls a simple and enjoyable task. The home sits within fantastic catchment areas for both Barons Court and Milton Hall primary schools as well as Belfairs Academy senior school. Don't miss out on the opportunity to make this charming flat your new home. Embrace seaside living and all the comforts it has to offer at this wonderful Westcliff-On-Sea abode.

- Parking
- Period character building
- Amenities and bus links only around the corner
- Generous master bedroom
- Beachfront a short stroll away
- Moments from Westcliff Station for commuters
- Bay-fronted reception room
- Ground floor flat
- 160+ year lease
- Hamlet Court Road bars and restaurants

Anerley Road

Westcliff-on-Sea

£170,000

Price Guide



Anerley Road



Frontage

Allocated parking for one large vehicle, side entrance to the communal hallway, entrance to:

'L' Shaped Hallway

Solid wood entrance door to the side, fuse board, radiator, carpet.

Lounge

12'7" x 12'10" into the bay

Coved ceiling, two radiators, carpet, double glazed bay-window to the front.

Bathroom

7'8" x 4'10"

Fully tiled walls, three-piece suite comprising of; paneled bath with shower over, low-level w/c, pedestal wash basin, chrome heated towel rail, extractor fan, lino flooring.

Bedroom One

14'5" > 10'7" x 11'2"

UPVC double glazed window to rear aspect, radiator, carpet.

Bedroom Two

8'6" x 7'3"

Obscured UPVC double glazed window to front aspect, radiator, carpet.

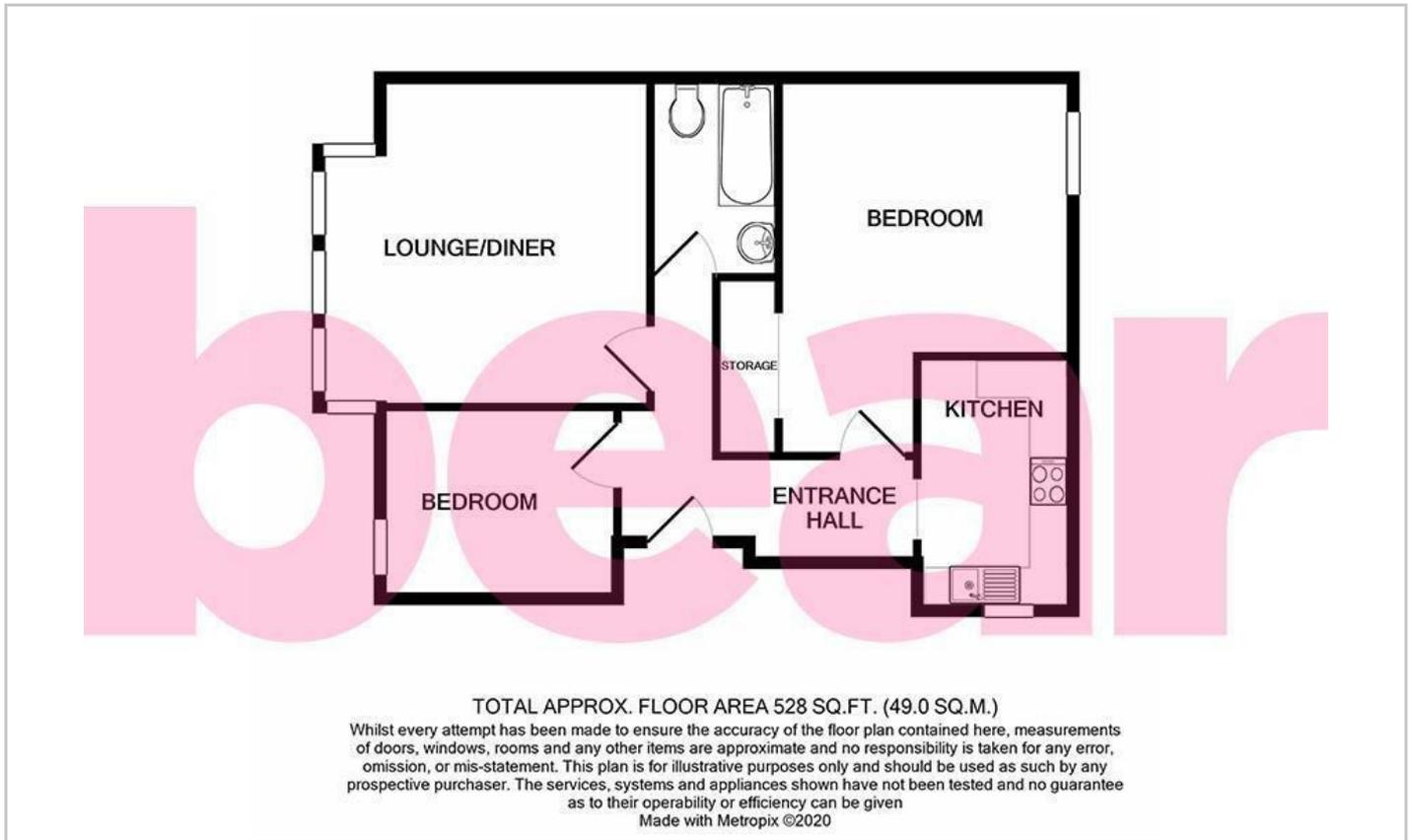
Kitchen

9'10" x 3'6"

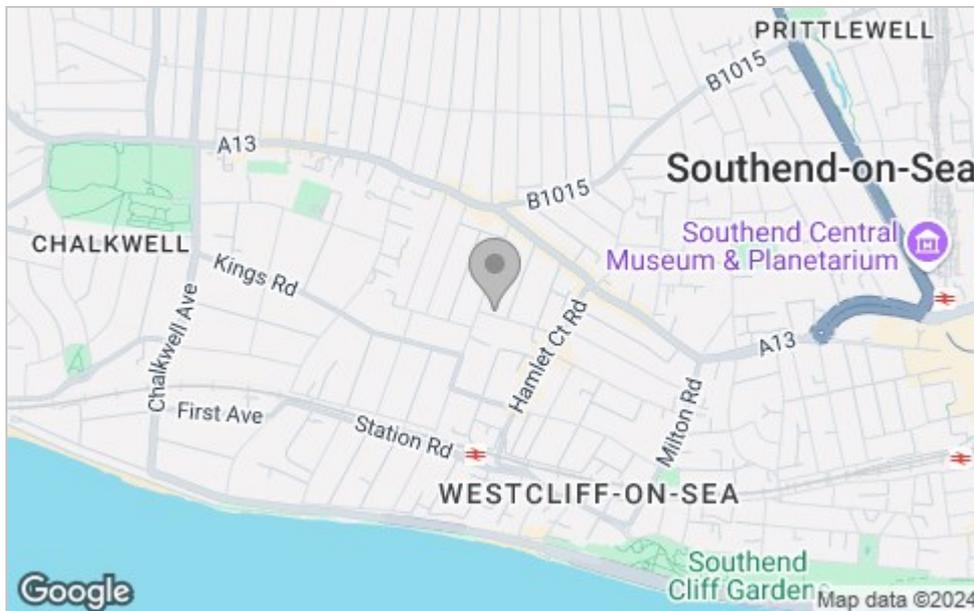
UPVC double glazed window to the side. Modern white gloss kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome mixer tap, integrated oven, four ring electric hob, stainless steel splashback, extractor fan above, space for a washing machine, integrated fridge/freezer, cupboard housing a wall-mounted boiler, laminate flooring.



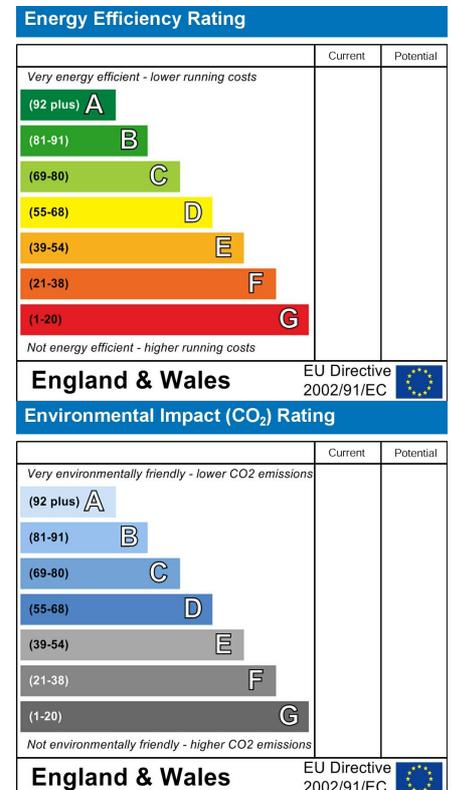
Floor Plan



Area Map



Energy Efficiency Graph



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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