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*Estate Agents*



## Wellington Avenue, Westcliff-on-Sea Price Guide £375,000



\* £375,000- £400,000 \* Located on the charming Wellington Avenue in Westcliff-on-Sea, this delightful terraced cottage offers a perfect blend of space and character. Spanning three floors, the property boasts an inviting layout with three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is the spacious lounge diner, which flows seamlessly into a fitted kitchen, ideal for family meals and gatherings. A lovely conservatory extends the living space, allowing natural light to flood in and offering a tranquil spot to enjoy the views of the garden. This cottage features four comfortable bedrooms, making it an excellent choice for families or those seeking extra space. The modern family bathroom is complemented by a convenient downstairs WC, ensuring practicality for everyday living. Step outside to discover a south-facing rear garden, a true gem for outdoor enthusiasts. The garden includes a charming summerhouse equipped with power and light, perfect for use as a home office, studio, or simply a peaceful retreat. Location is key, and this property is within walking distance

- Character mid-terrace house
- Large through lounge-diner
- Conservatory giving access to the rear garden
- Spacious South facing rear garden
- Chalkwell Beach, Park and Station within short walking distance
- Four bedrooms
- Fully fitted kitchen
- Three-piece family bathroom and an en-suite to master
- Leigh Broadway and Leigh Road cafes, bars and restaurants close by
- Chalkwell Infant and Junior School and Belfairs Academy catchments



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