



SOLD NO ONWARD CHAIN\* ALLOCATED PARKING FOR ONE VEHICLE\* DIRECT ACCESS TO YOUR OWN PRIVATE REAR GARDEN\* Situated on the charming Crowstone Road in Westcliff-on-Sea, this beautifully presented ground-floor flat offers a delightful living experience. With one spacious double bedroom, this property is perfect for individuals or couples seeking a comfortable home. The flat features a generous lounge-kitchen-diner, providing an inviting space for relaxation and entertaining. One of the standout features of this property is the direct access to your own private rear garden, a rare find that allows for outdoor enjoyment and personalisation. Additionally, the flat comes with allocated parking for one vehicle, ensuring convenience for residents. Situated in close proximity to the vibrant Leigh Broadway shopping facilities, you will find an array of shops, cafes, and amenities just a short stroll away. This location combines the tranquillity of residential living with the convenience of local conveniences, making it an ideal choice for those looking to embrace the best of Westcliff-on-Sea. In summary, this flat is a wonderful opportunity to secure a stylish and practical home in a sought-after area. With its appealing features and prime location, it is sure to attract interest from discerning buyers or renters alike.

- Beautifully presented ground floor flat
- Allocated parking for one vehicle
- Spacious lounge-kitchen-diner
- Leigh Broadway shopping facilities close by
- No onward chain
- One large double bedroom
- Direct access to your own private rear garden
- Newly fitted windows, carpet and laminate flooring throughout
- Walking distance to Westcliff Station and Beachfront
- 246 years on the lease

## Westcliff-on-Sea

**£180,000**

Price Guide





### **Frontage**

Allocated parking for one vehicle, door to:

### **Communal Entrance Hallway**

Smooth ceiling with a pendant light, radiator, carpet, fire door door to:

### **Lounge-Kitchen-Diner**

17'4" x 12'7"

Smooth ceiling with feature drop-down pendant lights, double-glazed French doors to the rear leading out to your own private rear garden, wood effect laminate flooring. Modern newly fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, inset stainless steel sink and drainer with a chrome mixer tap, inset oven and grill with a four-ring electric hob and a glass extractor fan above, space for a washing machine, two-seater breakfast bar, decorative red tiled splashbacks, tiled flooring.

### **Large Bedroom**

11'11" x 7'10"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, space for a floor-to-ceiling wardrobe, radiator, newly fitted carpet.

### **Three-Piece Bathroom**

7'9" x 2'11"

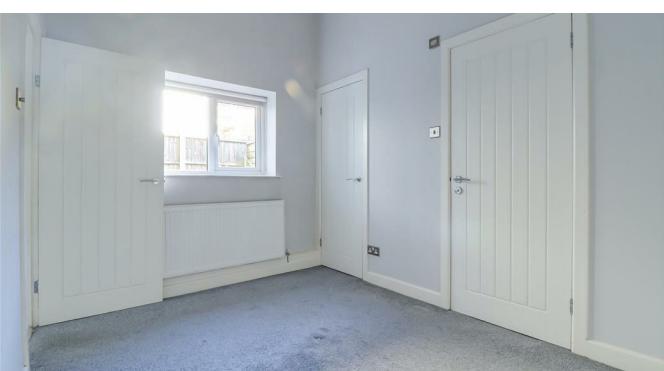
Smooth ceiling with a pendant light, extractor fan, corner shower with a rainfall head, low-level WC, vanity unit wash basin, fully tiled walls, tiled flooring.

### **Own Private Rear Garden**

Courtyard style garden, fencing to the side and rear for privacy.

### **Agents Notes:**

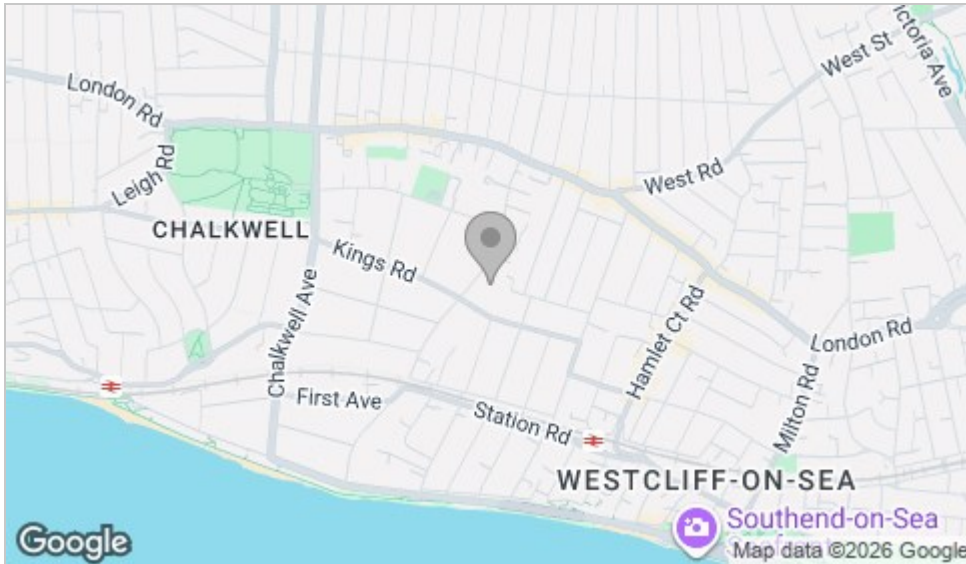
Council tax band: A



# 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

