



\* ALLOCATED PARKING \* NEW LEASE ON COMPLETION \* MOMENTS FROM WESTCLIFF STATION AND THE SEAFRONT \* RE-RENDERED FRONTAGE \* RENOVATED KITCHEN AND BATHROOM \* GROUND FLOOR \* This charming and bright two bedroom flat sits on the ground floor of this refurbished character building, nearby the seafront and Westcliff Station. The accommodation is comprised of; an entrance hall with a phone/door entry system, a renovated three-piece shower room, a modern fitted kitchen, spacious lounge-diner and two bedrooms with wardrobes to remain - making it a great first-time buy or investment. Externally, there is one allocated parking space on hardstanding and the building has been recently re-rendered. The location also offers quick access to amenities and bus links, as well as Hamlet Court Road and Southend High Street and it sits within the catchment areas of; Milton Hall Primary, Barons Court, Belfairs Academy and the grammar schools are also nearby. This property very well-presented is available to view now!

- Allocated parking
- Moments from Westcliff Station
- Renovated kitchen and bathroom
- Amenities and bus links round the corner
- Frontage recently re-rendered
- New lease upon completion
- Seafront location
- Impressive period building
- Door/phone entry system
- Perfect first time buy or investment

## Westcliff Avenue

Westcliff-On-Sea

**£230,000**

Offers In Excess Of





# Westcliff Avenue



## Allocated Parking and Frontage

One allocated parking space on a hardstanding driveway to the rear of the property. The building has been recently re-rendered with an impressive and imposing period facade with an overhanging front porch and double communal doors with a phone/door entry system leading to:

## Communal Entrance Hallway

Commences with a tiled entrance porch with glazed double doors leading to a much larger hallway which has an antique in-built postbox, original archway, dado rail, coving, skirting and carpet with a private entrance door leading to:

## Private Entrance Porch

Meter cupboard, space for shoes/coat hanging, door/phone entry system, coving, dado rail, skirting, wood effect lino flooring and a doorway leading to:

## Entrance Hallway

Coving, radiator, dado rail, skirting and wood effect lino flooring.

## Master Bedroom

9'6" x 9'0"

UPVC double glazed window to side aspect, two wardrobes to remain, coving, dado rail, radiator, skirting and carpet.

## Bedroom Two

9'7" x 7'7"

UPVC obscured double glazed window to rear aspect, large set of wardrobes to remain, radiator, coving, dado rail, skirting and carpet.

## Lounge-Diner

12'4" x 12'0"

Dual aspect UPVC double glazed windows to front and rear, double radiator, coving, ceiling rose, dado rail, skirting and carpet.

## Renovated Kitchen

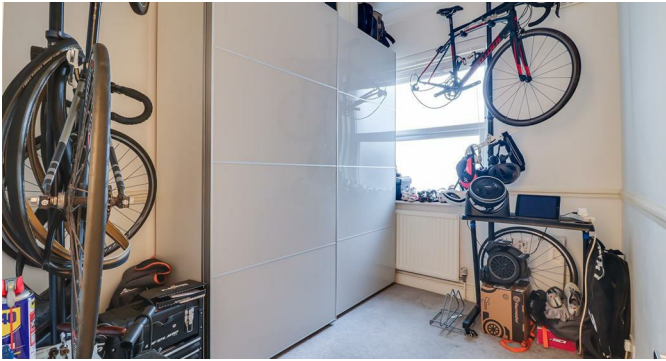
10'8" x 5'6"

White kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap set into laminate worktops with a tiled splashback, integrated fridge/freezer, integrated washing machine, four ring burner electric hob with extractor over and an integrated oven, boiler, coving, radiator, skirting and wood effect lino flooring.

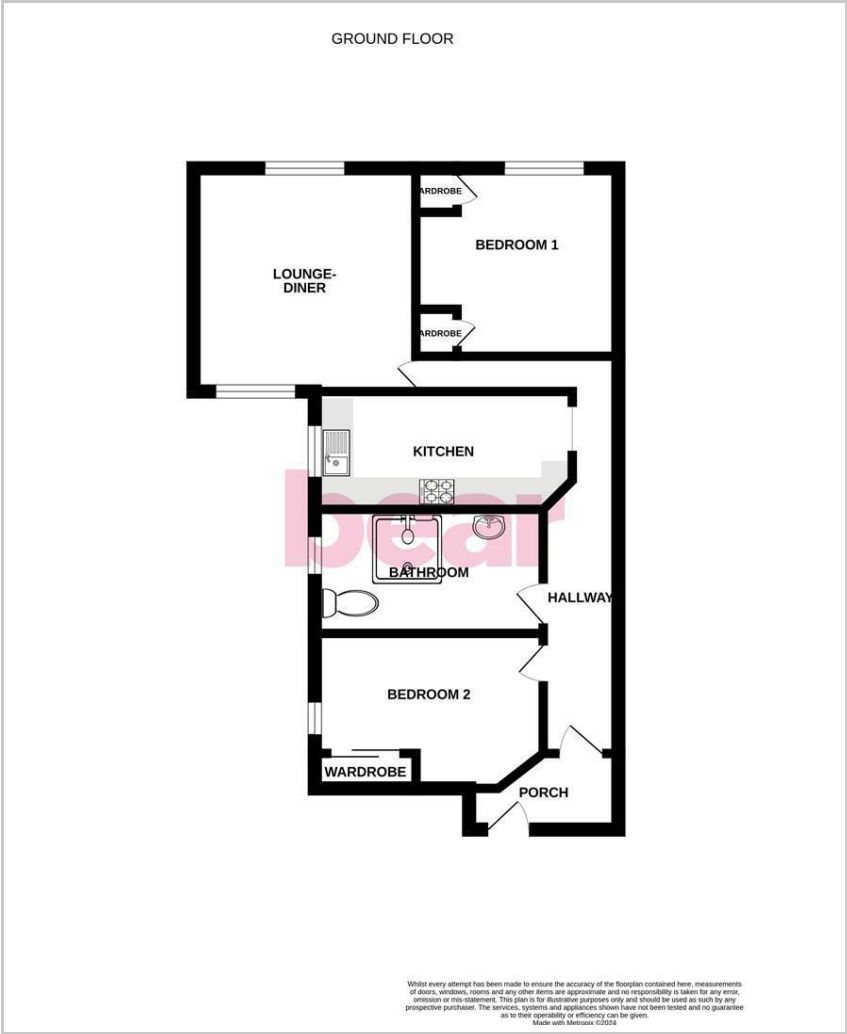
## Three-Piece Shower Room

9'8" x 4'9"

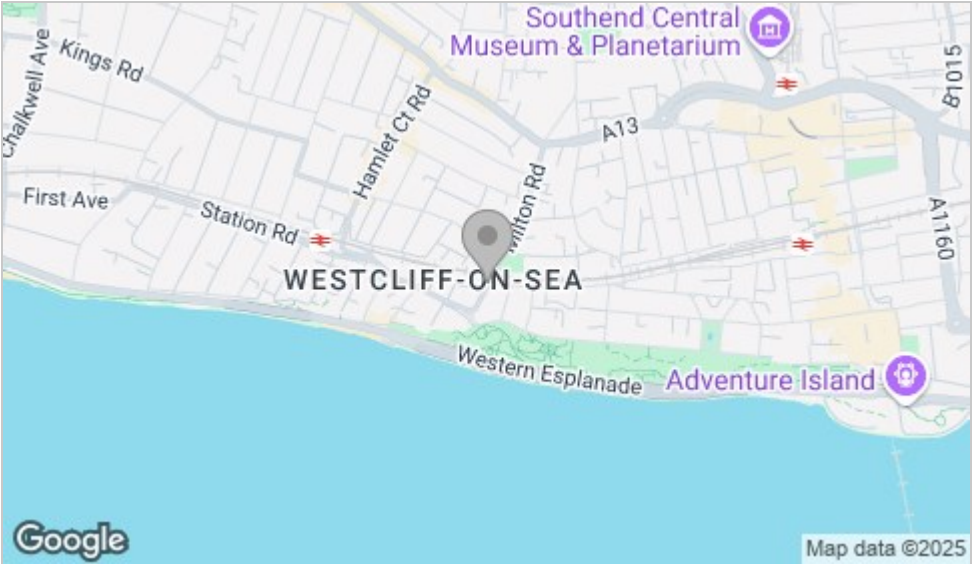
Obscured UPVC double glazed window to rear aspect, shower cubicle, low-level W/C, vanity unit with wash basin and chrome mixer tap, extractor fan, radiator, partially tiled walls, coving and a tiled floor.



# 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

