



\* £165,000- £185,000 \* Located on West Road in the charming area of Westcliff-on-Sea, this spacious one-bedroom first-floor flat presents an excellent opportunity for comfortable living. The property boasts a generous lounge, perfect for relaxation or entertaining guests, providing a welcoming atmosphere that feels like home. The flat features a well-appointed three-piece shower room, ensuring convenience and practicality for daily routines. One of the standout attributes of this property is the allocated parking space located at the rear, offering ease and security for your vehicle. Moreover, the flat is ideally situated within walking distance to local amenities, making it easy to access shops, cafes, and other essential services. This prime location enhances the appeal of the property, as it combines the tranquillity of residential living with the convenience of urban life. Whether you are a first-time buyer or looking to downsize, this first-floor flat is a delightful option that balances space, comfort, and accessibility. Do not miss the chance to make this lovely property your own.

- Spacious one bedroom ground floor flat
- Allocated parking to the rear of the property
- Good sized lounge
- One double bedroom
- Three-piece bathroom
- Kitchen offering ample storage
- Walking distance to local amenities
- Close to Westcliff & Prittlewell stations
- No Onwards Chain

## West Road Westcliff-On-Sea

**£165,000**

Price Guide



# West Road



## Frontage

Double-glazed communal front door with frosted glass insets to hallway with stairs to own hardwood front door, phone entry system, paved ramp leading to:

## Entrance Hallway

Smooth ceiling with a pendant light, radiator, wood-effect laminate flooring, doors to all rooms.

## Lounge

15'8" x 11'3"

Smooth ceiling with a pendant light, double glazed window to the rear with shutter blinds, radiator, carpet.

## Kitchen

8'9" x 6'7"

Smooth coved ceiling with a pendant light, double-glazed window to the rear. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a mixer tap, oven and grill with a four-ring gas hob and an extractor over, tiled splashbacks, space for a fridge freezer, space for a washing machine, cupboard housing a wall-mounted boiler, radiator, wood effect laminate flooring.

## Bedroom

11'8" x 8'11"

Smooth coved ceiling with a pendant light, double-glazed windows to the rear with fitted blinds, radiator, carpet.

## Three-Piece Bathroom

Smooth ceiling with a pendant light and an extractor fan, obscured double-glazed window

to the side, low-level WC, shower cubicle with a shower hose, towel rail, pedestal wash basin, part tiled walls, tiled flooring.

## Externally

Allocated parking to the rear of the property.

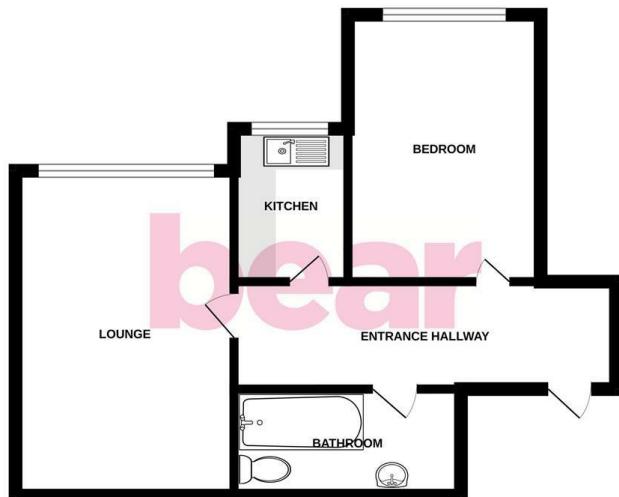
## Agents Notes:

Council tax band: B



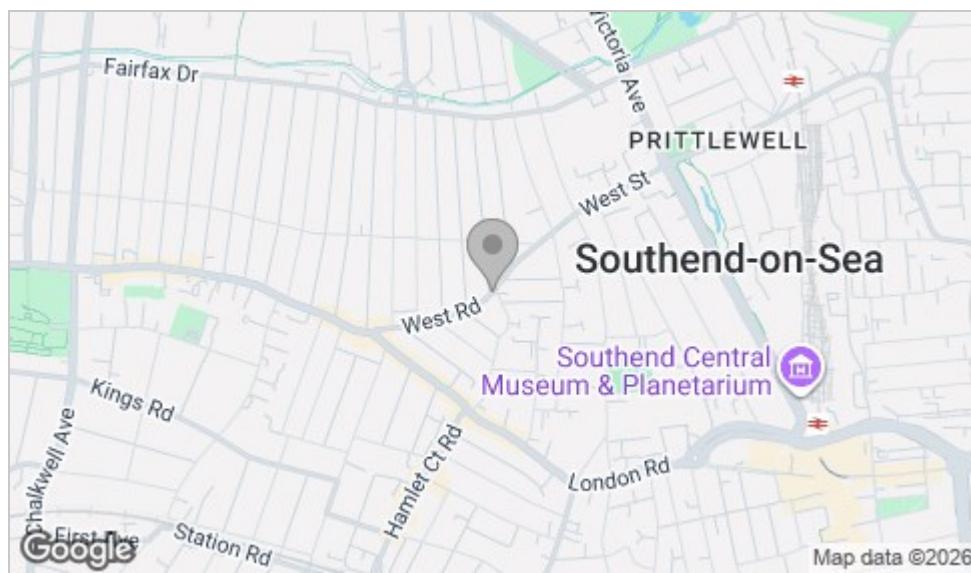
## Floor Plan

### FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are in metres and are approximate. Made with Metropic 2020.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

