



\* GROUND FLOOR \* PRIVATE GARDEN \* CLEAR POTENTIAL FOR PARKING \* SHARE OF FREEHOLD \* A great-sized ground floor flat located moments from a variety of shops, Shoeburyness train station and the beachfront. The property boasts a bay-fronted reception room, two double bedrooms a private garden and great potential for allocated parking. Great schools are within catchment as well as good transport links.

- Ground floor flat
- Block paved driveway with potential for allocated parking
- Modern bathroom
- Short walk to East Beach
- Short walk to Shoebury High Street
- Private garden
- Spacious reception room
- Two double bedrooms
- Shoeburyness High School and Richmond Avenue Primary School within the catchment area
- Walking distance to Shoeburyness Train Station

## West Road Southend-On-Sea

**£220,000**

Offers Over



# West Road



## **Frontage**

Block paved driveway with great potential for allocated parking, wooden entrance door with obscured glass leading into communal hallway, private entrance door leading to:

## **Lounge**

15 x 12'1

UPVC double glazed bay fronted window, coving, skirting, double radiator, wood effect laminate flooring.

## **Master Bedroom**

12 x 9

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

## **Bedroom Two**

10'10 x 7'7

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

## **Bathroom**

7'7 x 5'2

Obscured UPVC double glazed window to side aspect, floor-to-ceiling wall tiling, floor tiles, bathtub with shower attachment, pedestal wash basin with chrome mixer tap, toilet, extractor fan.

## **Kitchen**

8'4 x 7'4

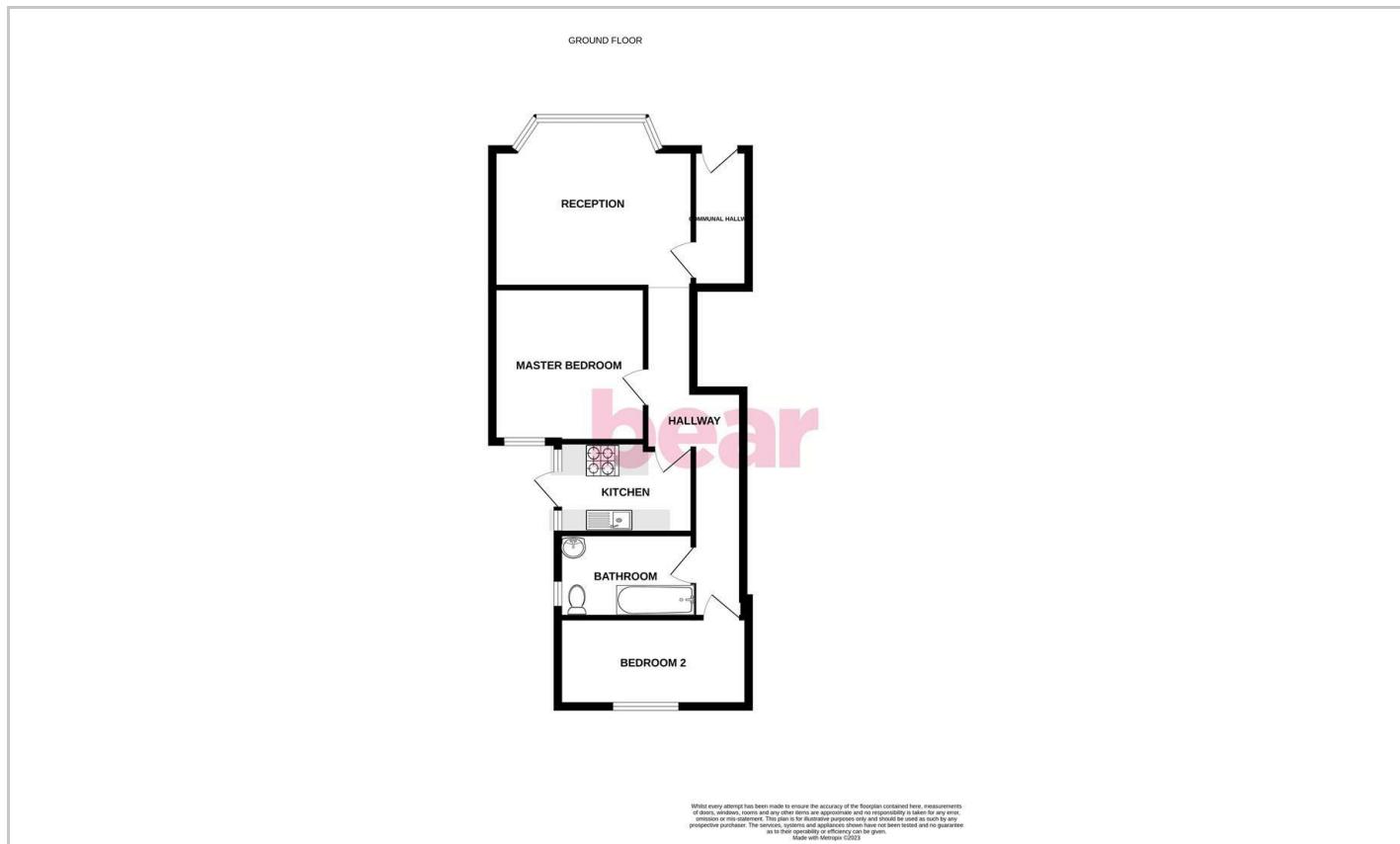
UPVC double glazed window and sidelights giving access to private rear garden, both wall mounted and base level wooden kitchen units comprising; stainless steel sink and drainer with chrome mixer tap, tiled splash back, four ring burner electric hob and oven, space for washing machine, space for undercounter fridge and freezer, tiled effect lino flooring, coving, skirting.

## **Private Garden**

Patio area for seating, lawn area, fenced all round.



## Floor Plan



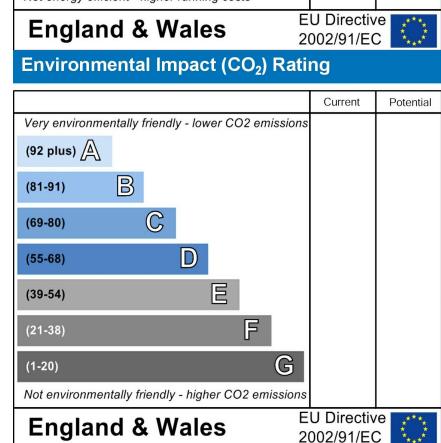
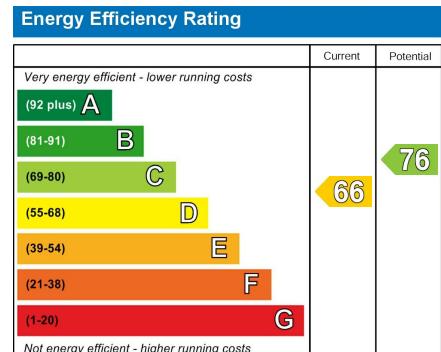
## Area Map



## 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.

## Energy Efficiency Graph



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