



\* £190,000- £210,000 \* GROUND FLOOR \* Located in the vibrant area of Westbourne Grove, Westcliff-on-Sea, this delightful ground-floor flat offers a perfect blend of character and space. With one to two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a comfortable retreat. Upon entering, you will be greeted by a spacious hallway and one to two reception room that exudes warmth and character, providing an inviting space for relaxation or entertaining guests. The modern fitted kitchen is a highlight of the flat, equipped with contemporary appliances and ample storage, making it a joy for any home cook. One of the standout features of this property is the direct access to your own west-facing rear garden through a conservatory offering additional space for dining/storage. This private outdoor space is perfect for enjoying sunny afternoons or hosting barbecues with friends and family and boasts side access to the road and a garden shed. The long lease and low running costs further enhance the appeal, making this flat not only a lovely home but also a wise investment. Conveniently located, the flat is just a short stroll from the vibrant shopping facilities of Leigh Broadway and Leigh Road, where you will find a variety of shops, cafes, and restaurants to explore. This prime location ensures that you are never far from the amenities you need.

- Character ground floor flat
- One to two reception rooms
- Conservatory
- Bay-fronted lounge/bedroom
- Walking distance to Chalkwell Station, Park and Beach
- One to two bedrooms
- Modern fitted kitchen
- Direct access to own west backing rear garden
- Long lease and low running costs
- Leigh Broadway and Leigh Road shopping facilities close by

## Westbourne Grove

Westcliff-on-Sea

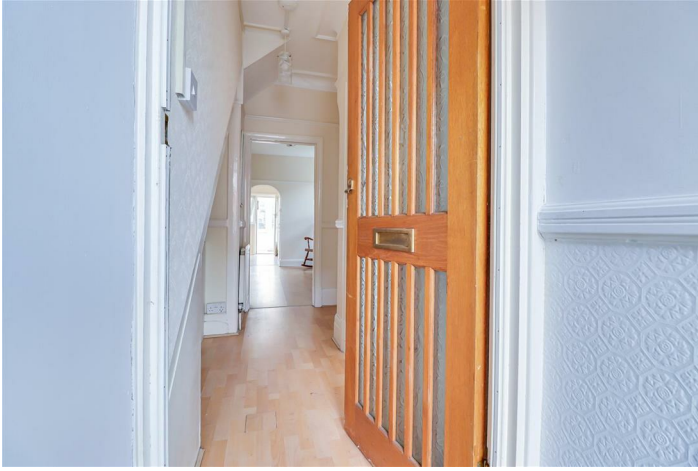
**£190,000**

Price Guide





# Westbourne Grove



## Frontage

Shared front garden area, path leading to:

## Communal Entrance

Solid wood entrance door to the front, carpet, access to:

## 'L' Shaped Entrance Hallway

Wooden entrance door to the front, understairs recess area with an upstairs storage cupboard, picture rails, dado rails, radiator, laminate flooring.

## Lounge/Bedroom One

15'3" into the bay x 12'6"

Coved ceiling with a ceiling rose, double-glazed bay window to the front, picture rails, double radiator, laminate flooring.

## Bedroom Two

12'5" x 10'0"

Coved ceiling with a ceiling rose, picture rails, double-glazed window to the rear overlooking the garden, radiator, laminate flooring.

## Lounge/Diner

13'8" x 10'2" > 8'4"

Picture rails, storage cupboard housing the utility meters, double-glazed window to the side, radiator, additional built-in cupboard with shelves, laminate flooring, opening to:

## Kitchen

9'11" x 5'2"

Glazed window to the rear, wooden door to the rear leading into the conservatory. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, newly installed four-ring electric hob, newly installed oven and

grill, stainless steel sink and drainer, space for a fridge freezer, tiled splashbacks, lino flooring, sliding door to:

## Shower Room

9'10" x 4'4"

Obscured double-glazed windows to the side, electric walk-in shower area, roll edge laminate worktop with an inset ceramic sink and a base level unit underneath, wall hung Vaillant boiler, radiator, lino flooring.

## Conservatory/Utility Room

10'6" x 6'10"

UPVC double-glazed windows and door to the rear leading out to the garden, roll edge laminate worktop with plumbing underneath for a washing machine, lino flooring.

## Own West Backing Rear Garden

Concrete path leading around to the side area which is concrete hardstanding, access to a large storage shed, gate to the side access to the roadside, shingled garden area.

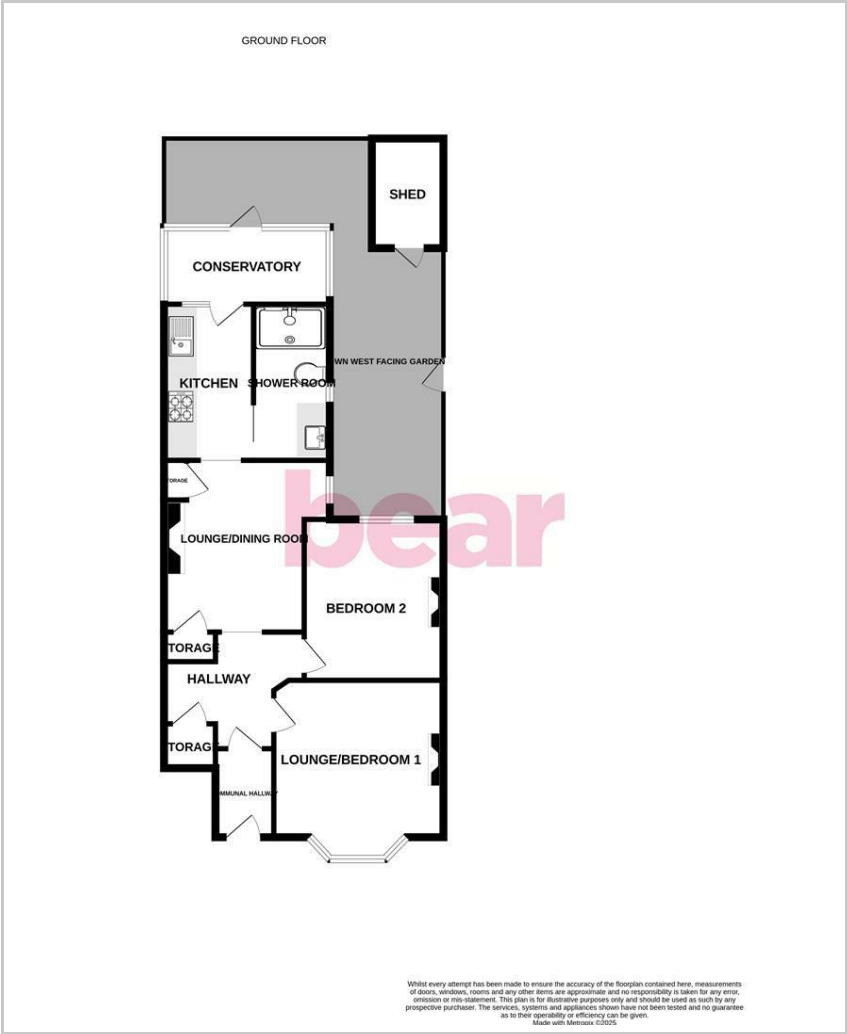
## Agents Notes:

Council tax band: A

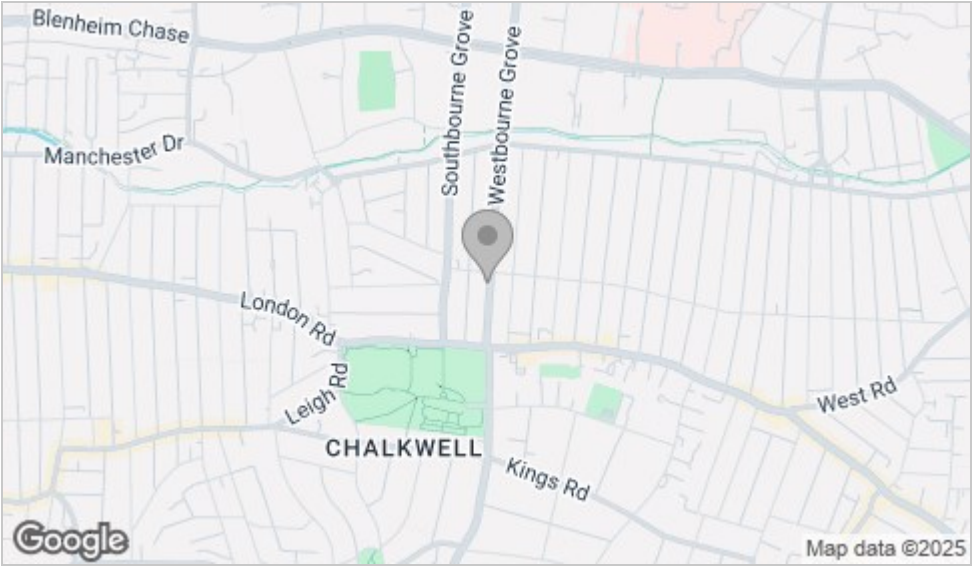




# Floor Plan



# 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

