



* £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

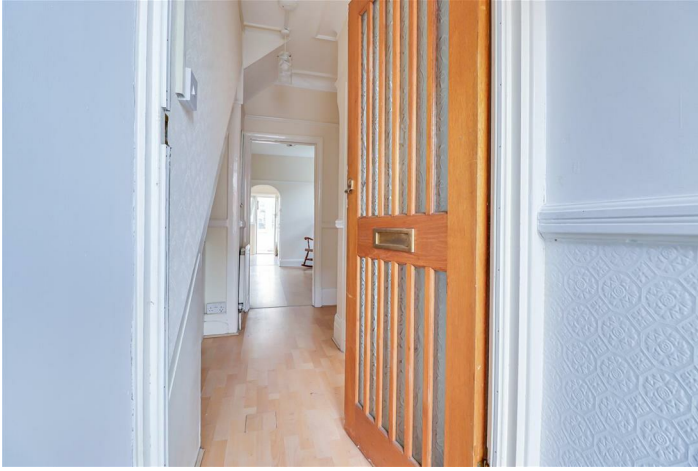
Westcliff-on-Sea

£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

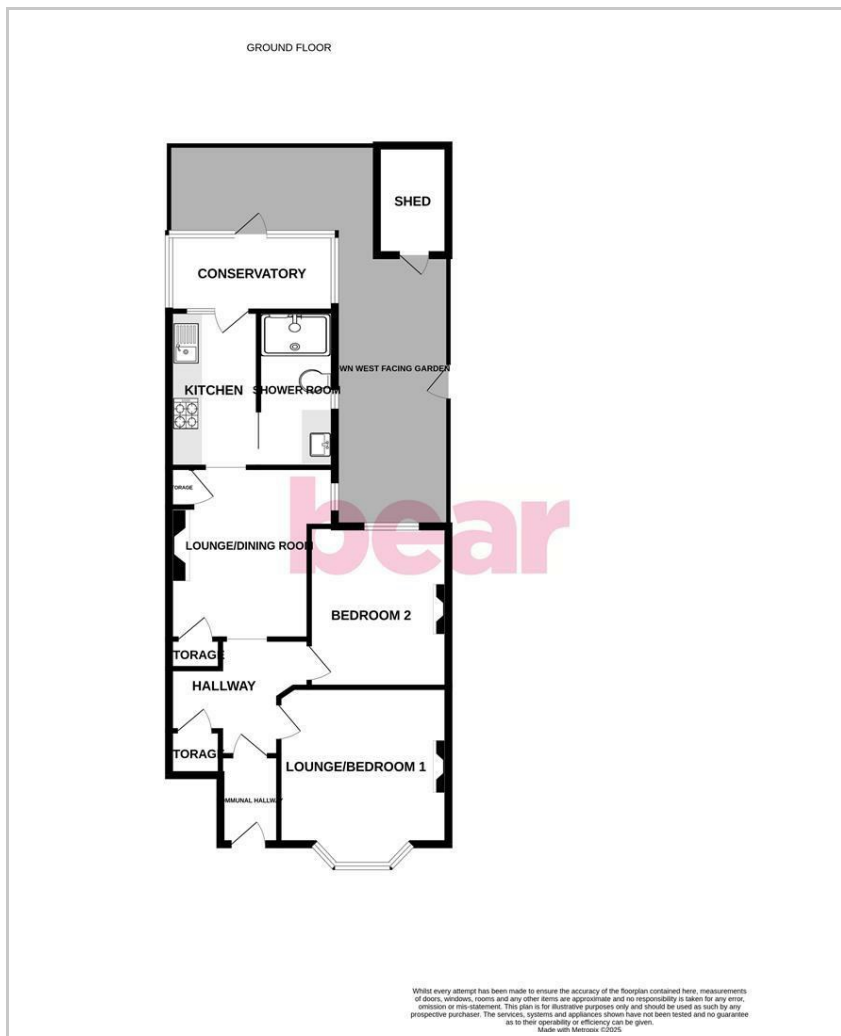
Concrete path leading around to the side area which is concrete hardstanding, access to a large storage shed, gate to the side access to the roadside, shingled garden area.

Agents Notes:

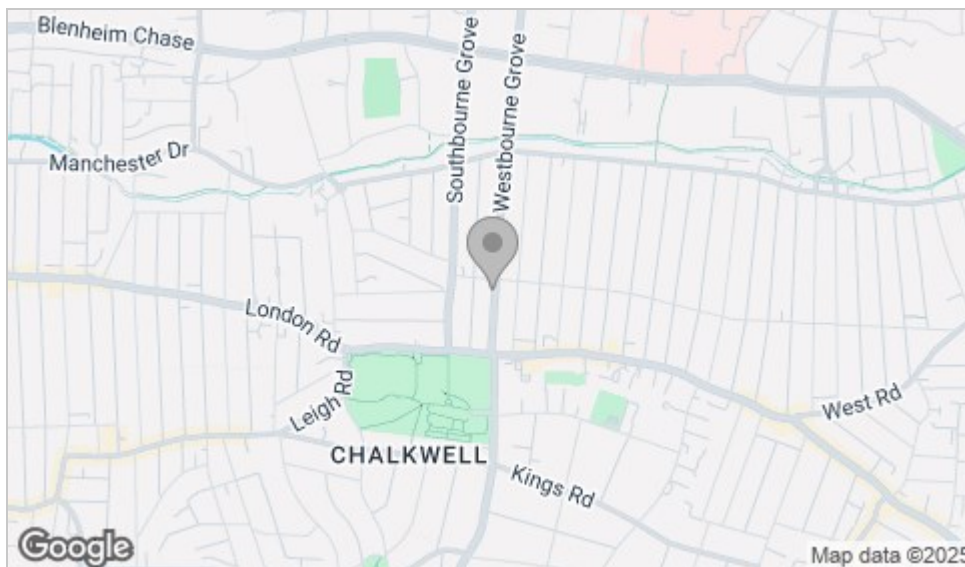
Council tax band: A



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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

