

# bear

*Estate Agents*



\* NO ONWARD CHAIN \* PRIVATE WEST-FACING REAR GARDEN WITH TWO BALCONIES \* THREE DOUBLE BEDROOMS \* TWO EN-SUITES AND BATHROOM \* PRIVATE ENTRANCE \* Located on the ever-popular Westcliff Park Drive, this impressive three-bedroom maisonette offers generous living space across two floors, complete with a private west-facing garden and two west-facing balconies. The accommodation is arranged over two floors and accessed via a private entrance. The first floor offers a spacious lounge, a modern kitchen, a separate dining room with utility area, a three-piece bathroom, and a third double bedroom. On the second floor, you'll find a generous master bedroom with en-suite and access to a private balcony, along with a second double bedroom, also benefiting from its own en-suite. A further balcony leads directly from the dining room to a private west-facing rear garden — perfect for relaxing or entertaining this summer. Set on a charming and characterful road, this property is ideally located within walking distance of Westcliff Station — perfect for London commuters — as well as Southend University Hospital, local amenities, and excellent bus links. For families, the renowned Southend and Westcliff Grammar Schools are just a short walk away. This chain-free home is ideal for families and professionals seeking spacious living with excellent transport links and outdoor space - book a viewing now!  
Leasehold: 120 year lease(approx.) // Service charge: £0(approx.) // Ground rent: £0(approx.)

- Private west-facing rear garden
- No onward chain
- Walking distance Westcliff Station and Southend University Hospital
- Three double bedrooms
- Spacious lounge and separate diner
- Two west-facing balconies
- Close to Southend and Westcliff grammar schools
- Private entrance
- Two en-suites and three-piece bathroom
- Utility space and ample storage throughout

## Westcliff Park Drive

Westcliff-on-Sea

**£260,000**

Offers Over



# Westcliff Park Drive



## Frontage

Beautifully maintained bay-fronted property, block paved pathway to right-hand side leading to private entrance and communal side access to the private rear garden.

## Private Entrance

Carpeted stairs leading to:

## First Floor Landing

Large storage cupboard, smooth ceilings with inset spotlights, skirting, carpet.

## Lounge

17'10" x 14'0"

UPVC double glazed bay-fronted window, double radiator, Victorian feature fireplace with wooden surround, smooth ceilings with original cornicing and ceiling rose, picture rail, skirting, carpet.

## Kitchen

11'4" x 8'3"

Radiator, white kitchen units both wall mounted and base level, kitchen comprised of; stainless steel sink with drainer and chrome mixer tap, integrated fridge, integrated four ring electric hob, integrated eye-level Hotpoint oven, smooth ceilings, tiled splash back, skirting, wood effect lino flooring.

## Dining Room/Utility Room

17'0" x 10'6" > 5'9"

Rear door leading to private balcony and giving direct access onto private rear garden, UPVC double glazed window to rear aspect, space for washing machine, space for tumble dryer, smooth ceilings, tiled splash back, skirting, wood effect lino flooring and carpet.

## Bathroom

7'6" x 4'1"

UPVC double glazed obscured window to side aspect, chrome towel radiator, WC, wash basin with chrome taps, corner shower, smooth ceilings, partially tiled walls, stone effect lino flooring.

## Bedroom Three

11'3" x 9'1"

UPVC double glazed window to rear aspect, radiator, smooth ceilings with original cornicing, skirting, carpet.

## Second Floor Landing

Carpeted staircase brings you to the second floor, large storage cupboard, smooth ceilings, skirting, carpet.

## Bedroom One

11'5" x 11'0"

UPVC double glazed sliding door leading to balcony, double radiator, smoother ceiling, skirting, carpet.

## Balcony

Access from master bedroom, large west facing balcony big enough for seating area with block paved tiles.

## En-Suite to Bedroom One

8'3" x 6'4"

Extractor fan, chrome towel radiator, WC, base level vanity unit with wash basin and chrome taps, panelled bath, large fitted shelves ideal for laundry, access to large eaves storage, smooth ceilings, ceiling to floor tiles, wood effect lino flooring.

## Bedroom Two

14'2" x 11'7"

UPVC double glaze window to front aspect, radiator, two separate eave storage spaces, smooth ceilings with inset spotlights, skirting, carpet.

## En-Suite to Bedroom Two

3'3" x 4'11"

Radiator, WC, wash basin with chrome taps, shower, smooth ceilings, partially tiled walls, skirting, wood effect lino flooring.

## West-Facing Rear Garden

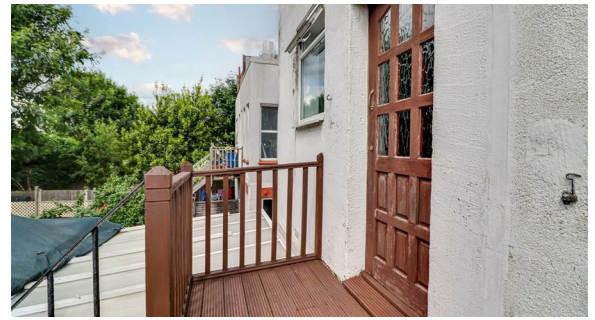
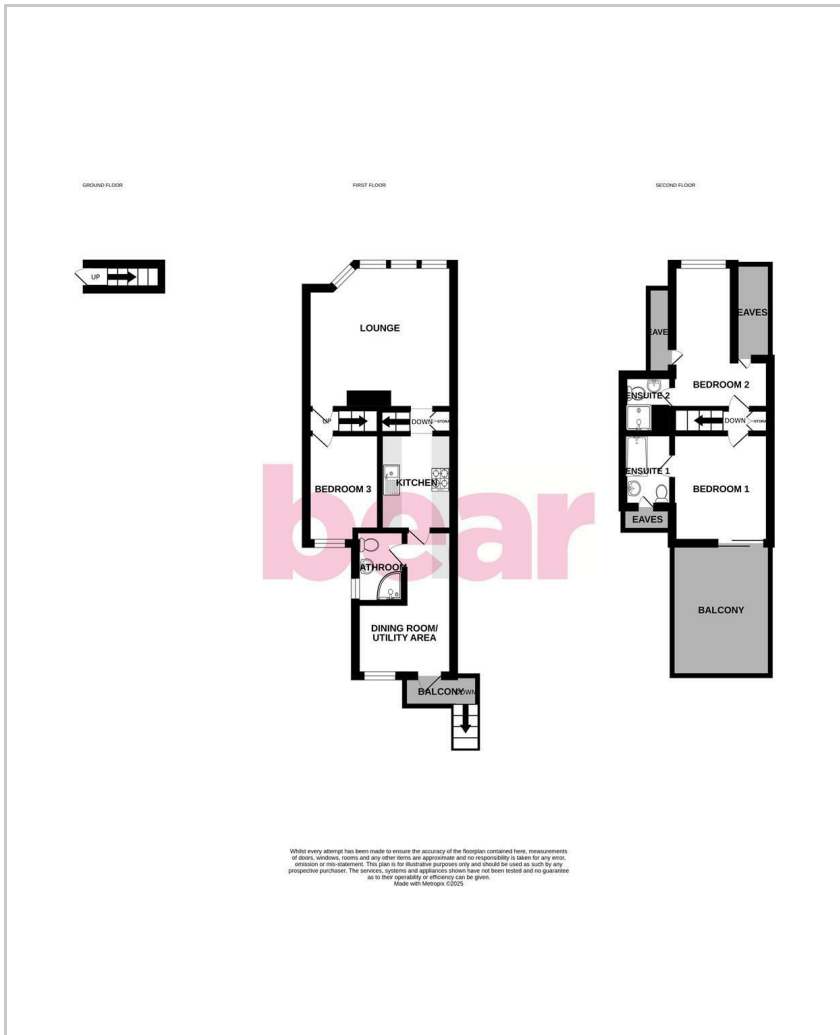
Commences with a decked balcony and stairs leading to private rear garden, paved patio area with wooden awning and raised shrub/flower bed, wooden shed to remain, access at rear to communal side access leading back to the front.

## Agent Notes:

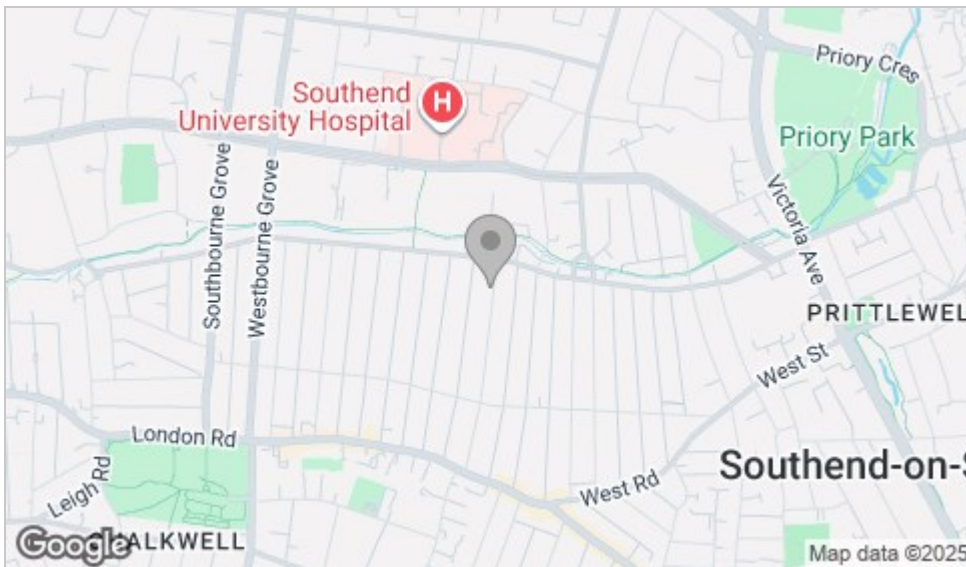
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# Floor Plan



# 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

