



Situated along the popular Prince Avenue in Westcliff-on-Sea, this well-presented semi-detached home combines modern comfort with a highly convenient location. Offering two large double bedrooms, the property is well suited to both families and professionals in search of spacious living. Inside, the home features a contemporary three-piece bathroom, along with the added benefit of a ground floor WC for everyday convenience. The property also includes allocated parking for two vehicles, providing secure and hassle-free parking. The location is particularly appealing, with easy access to Southend Hospital, the airport, and Prittlewell Train Station—ideal for commuters and those who travel regularly. Well-regarded schools, including Westcliff and Southend Grammar Schools, are also close by, making it an excellent choice for families. With its blend of comfortable accommodation, practical features, and excellent connectivity, this property represents a superb opportunity to enjoy life in a well-established and accessible area.

- Stylish semi-detached home
- Allocated parking for two vehicles
- Spacious lounge giving direct access to the garden
- Well-sized courtyard style rear garden
- Westcliff and Southend Grammar Schools within the area
- Two large double bedrooms
- Three-piece bathroom and a downstairs WC
- Fully fitted kitchen/diner
- Southend Hospital, Airport and Prittlewell Train Station close by
- No onward chain

## Prince Avenue

Westcliff-on-Sea

**£375,000**



# Prince Avenue



## Frontage

Hedging to the front for privacy, overhanging front porch, outside light, paved pathway leading to:

## Entrance Hallway

Smooth coved ceiling with a pendant light, new composite entrance door to the front, carpeted stairs rising to the first floor landing, radiator, wood-effect laminate flooring, door to:

## Lounge

12'2" x 11'1"

Smooth coved ceiling with a pendant light, double-glazed bi-folding doors to the rear opening out onto the garden, radiator, wood-effect laminate flooring.

## Kitchen/Diner

18'9" x 8'11"

Smooth coved ceiling with inset spotlights, double-glazed window to the rear overlooking the garden. Modern fully fitted kitchen comprising of; wall and base level units with a wooden roll edge worktop, inset ceramic sink with draining grooves and a chrome mixer tap, inset oven and grill with a four-ring gas hob and a stainless steel extractor fan over, space for a fridge freezer, space for an overspill fridge, tiled splashbacks, wood effect laminate flooring.

Dining Area:

Smooth coved ceiling with a pendant light, double-glazed window to the front, space for a dining table, radiator, wood-effect laminate flooring.

## Downstairs WC

Smooth ceiling with a pendant light, low-level



WC, vanity unit wash basin, wall-mounted chrome heated towel rail, tiled flooring.

## First Floor Landing

Smooth ceiling with a pendant light, loft access, double-glazed window to the rear overlooking the garden, radiator, carpet, doors to all rooms.

## Bedroom One

17'8" x 9'1"

Smooth ceiling with a pendant light, double-glazed window to the front and rear overlooking the garden, inset wardrobe, radiator, carpet.

## Bedroom Two

14'0" x 10'7" x 11'1"

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, carpet.

## Bathroom

Smooth ceiling with a pendant light, obscured double-glazed window to the rear, panelled bath with a shower hose, low-level WC, wall-mounted wash basin, chrome heated towel rail, part tiled walls, tiled flooring.

## Rear Garden

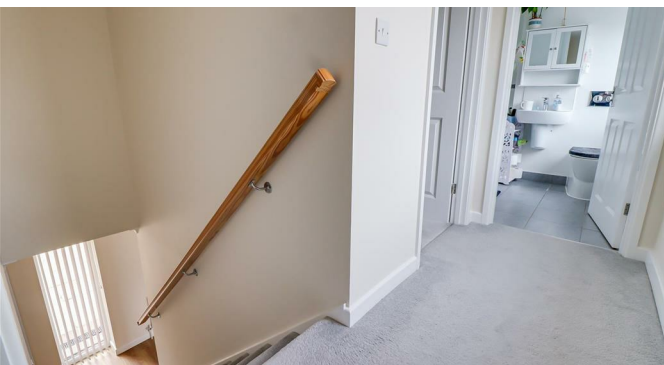
Courtyard style garden, fencing to the rear and sides for privacy, access to car park, outside lighting, outside tap.

## Parking

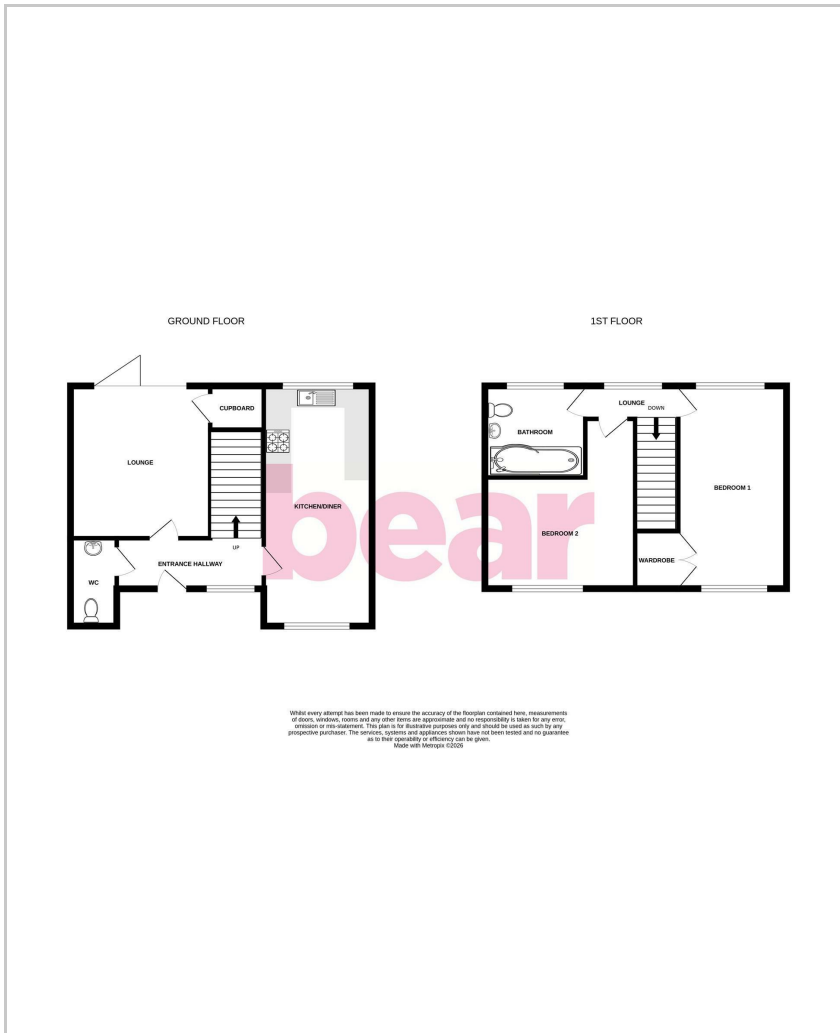
Allocated parking for two vehicles.

## Agents Notes:

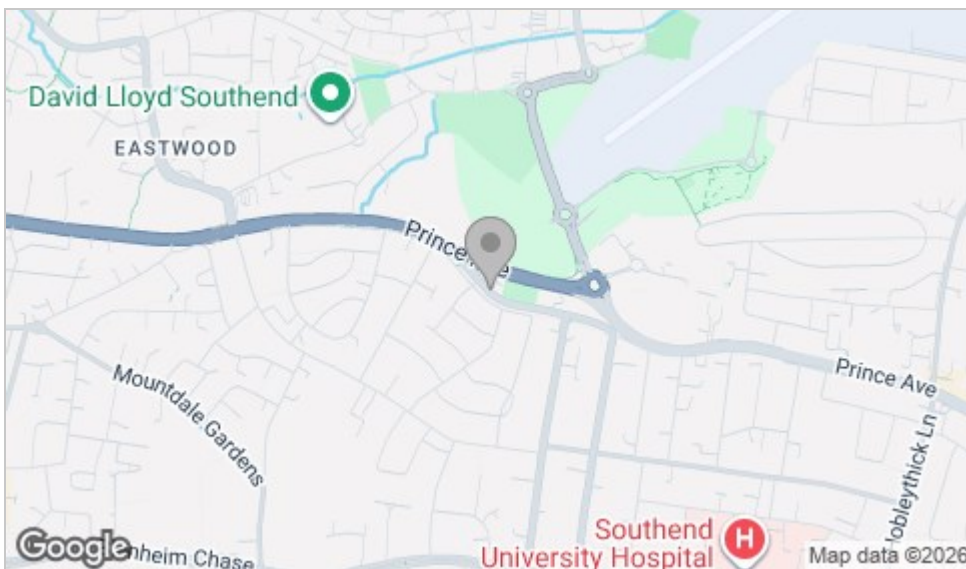
Council tax band: C



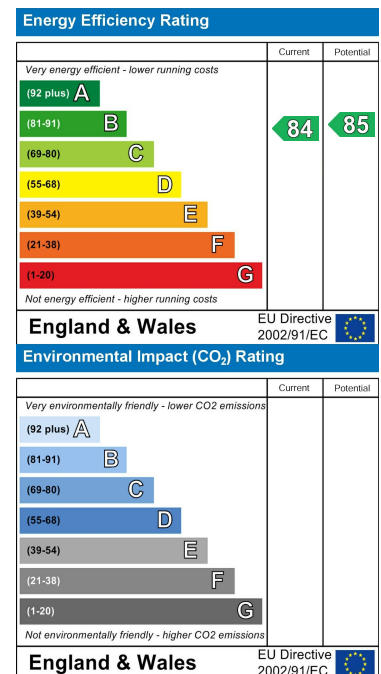
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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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