



£260,000 - £280,000 Two double bedroom ground floor flat in Westcliff-on-Sea just a stones throw away from the seafront and Westcliff Train Station. Located close to ideal amenities and schools. Boasts access to off-street parking, as well as a rear garden.

- Sizeable Ground Floor Flat
- Bay Fronted Lounge
- Generous Kitchen
- Direct Access to a Rear Garden
- Gas Central Heating
- Off-Street Parking
- Two Double Bedrooms
- Three Piece Shower Room
- Double Glazing
- Beautiful Location Close to Amenities

## Manor Road

Westcliff-on-Sea

**£260,000**

Price Guide



# Manor Road



Bear Estate Agents are pleased to bring to the market this two double bedroom ground floor flat in Westcliff-on-Sea. The property is just minutes from Westcliff Train Station, providing excellent links to London, along with easy access to bus connections and London Road. Just a stones throw away, you will find the seafront, along with amenities and parks.

The flat itself is located on the ground floor and boasts off-street parking for one vehicle, as well as direct access to a private rear garden. Internally, you will find a large bay fronted lounge, two double bedrooms, a generous kitchen and a three piece shower room.

## **Two Bedroom Ground Floor Flat**

### **Entrance Hall**

#### **Lounge**

16'3 x 14'5

#### **Kitchen**

7'8 x 4'8

#### **Bedroom One**

14'2 x 12'4

#### **Bedroom Two**

12'4 x 7'8

#### **Shower Room**

7'8 x 4'8

### **Garden**

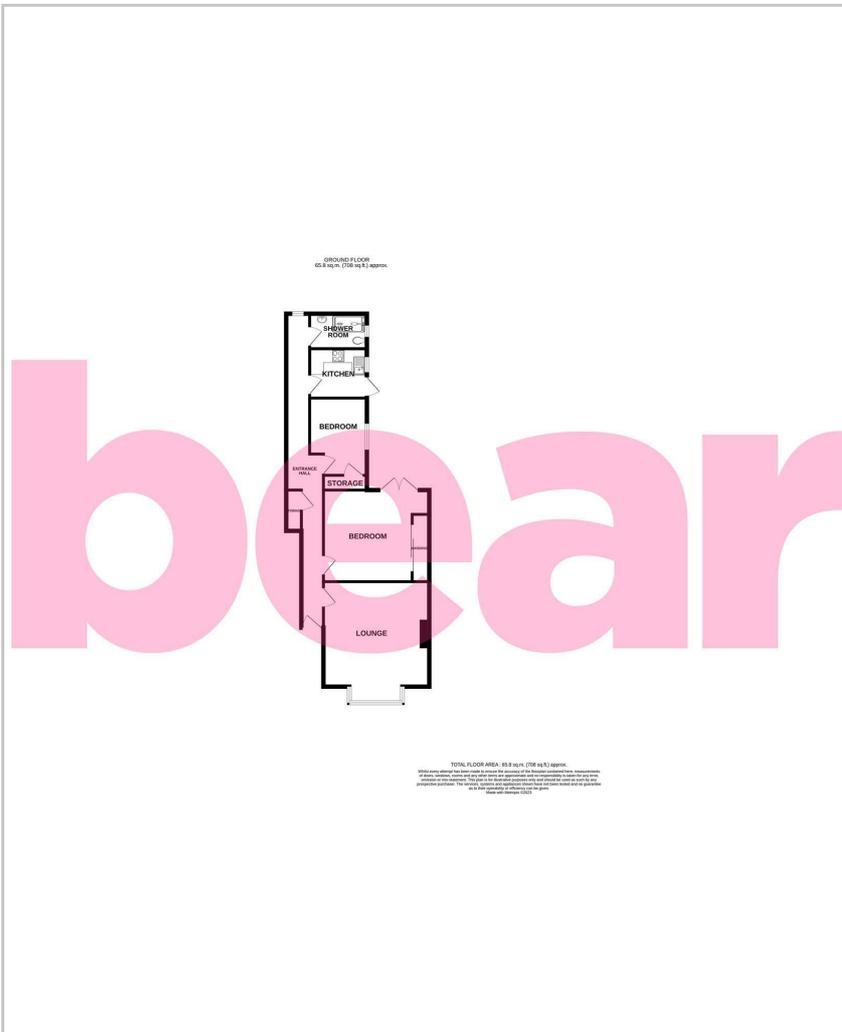
### **Off-Street Parking**

#### **Agents Notes:**

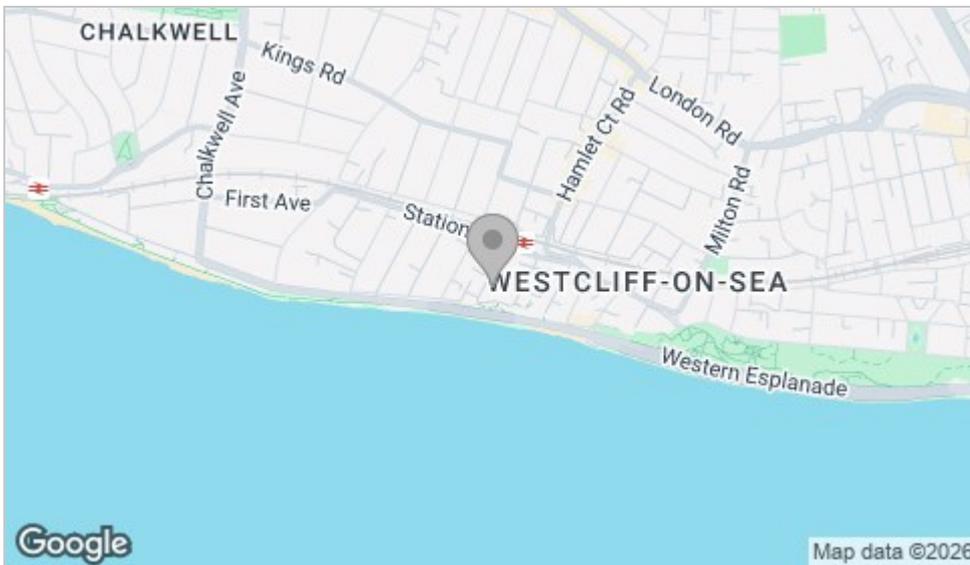
Council tax band: C



## 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](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

