

**Ramuz Drive**  
Westcliff-on-Sea

**£230,000** Guide Price



\* £230,000 - £240,000 \* A well proportioned first floor flat offering bright and spacious accommodation, a generous private west facing garden and a convenient Westcliff-on-Sea location close to amenities, parks and transport links. This attractive home would suit first-time buyers, investors or those looking to downsize.

- First Floor Flat
- Bay Fronted Lounge
- Spacious Kitchen with Garden Access
- One Double Bedroom
- One Single Bedroom
- Three Piece Bathroom
- Separate WC
- Generous Low-Maintenance West Facing Rear Garden
- Double Glazing
- Gas Central Heating

# Ramuz Drive



The property begins with an entrance hall providing stairs leading up to the first floor landing which benefits from having access to storage. To the front of the home is a bright bay fronted lounge, offering a comfortable living space with plenty of natural light. The kitchen is particularly spacious and benefits from a bay window, ample worktop space and a door that leads down to the property's generous, low-maintenance west facing rear garden. The accommodation also includes a well sized double bedroom and a further single bedroom, which could also be used as a home office or dressing room. A three piece bathroom featuring a bath, shower and wash basin serves the property, while a separate WC adds additional convenience. Externally, the flat benefits from a private rear garden which offers an excellent outdoor space for relaxing or entertaining. Further advantages include double glazing and gas central heating throughout.

Situated on Ramuz Drive in Westcliff-on-Sea, the property falls within catchment of The Westborough School and Chase High School, whilst also being within easy reach of several highly regarded grammar schools. The home is conveniently located close to the amenities along London Road Southend, with excellent bus links and rail connections available from Westcliff Railway Station. Nearby leisure attractions include Chalkwell Park and Palace Theatre, while Southend University Hospital is also within easy reach.

## Two Bedroom First Floor Flat

### Entrance Hall

### Landing

23'11 x 2'11

### Lounge

16'7 x 14'2

### Kitchen

11'4 x 9'6

### Bedroom One

13'3 x 12'6

### Bedroom Two

9'10 x 5'11

### Three Piece Bathroom

### WC

### Storage

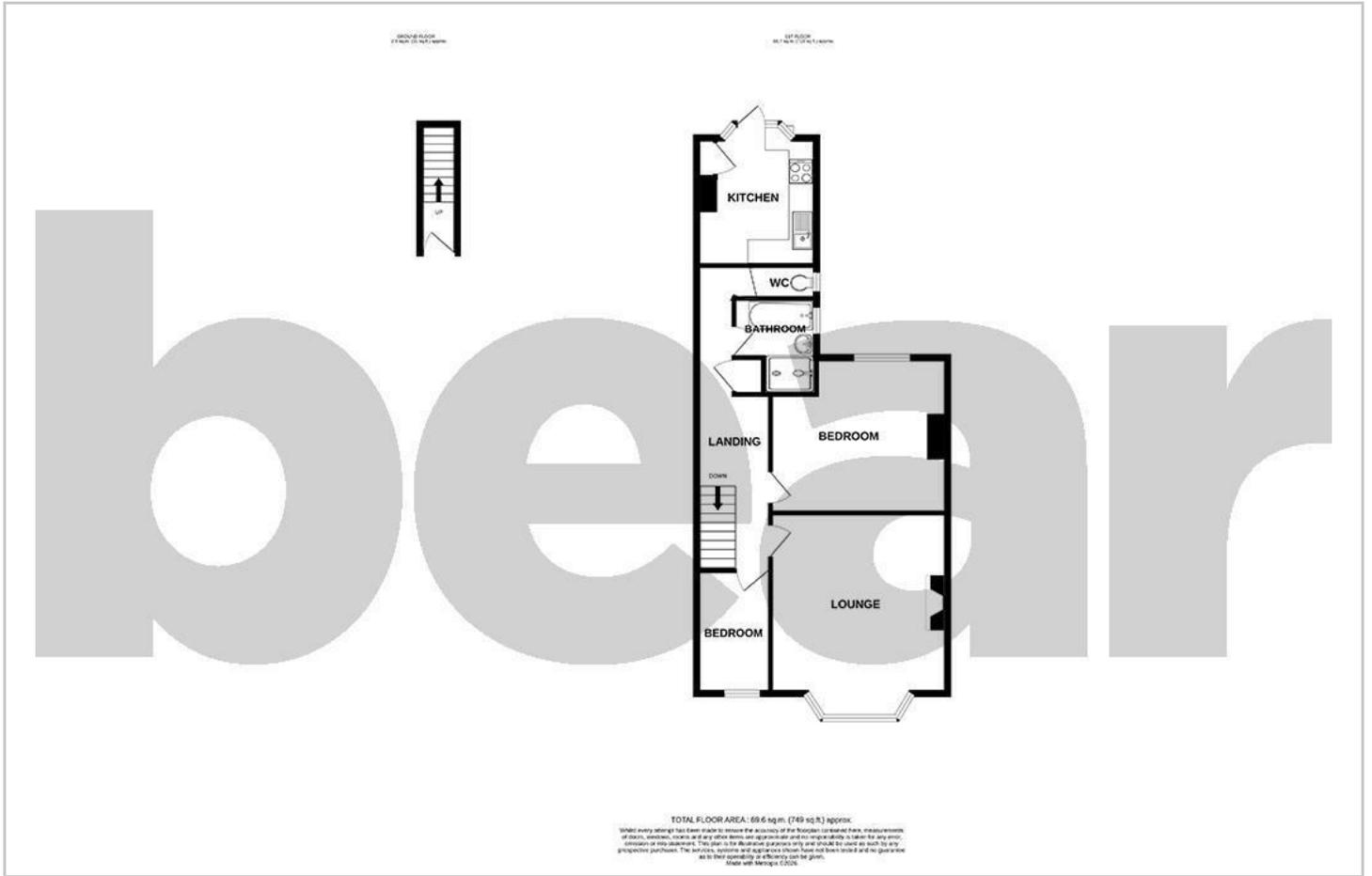
### West Facing Garden with Direct Access



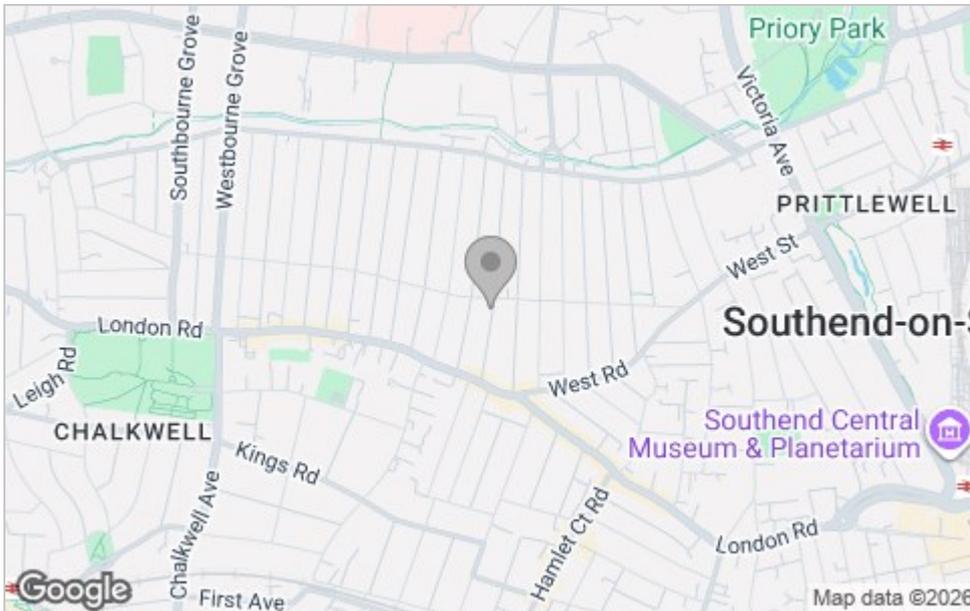
# Westcliff-on-Sea



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

