



Prince Avenue | | Westcliff-on-Sea | SS0 0NN

Guide Price £400,000

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Estate Agents

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* £400,000 - £425,000 * Spacious and versatile four-bedroom end of terrace home offering an extensive kitchen/diner, a South-facing garden, and excellent parking, all set within a highly convenient Westcliff-on-Sea location.

- Four Bedroom End of Terrace House on a Large Corner Plot
- Extensive Kitchen/Diner with a Breakfast Bar
- Integrated Appliances and French Doors
- Versatile Fourth Bedroom or Study
- Utility Room and Ground Floor WC
- Two Double Bedrooms with Built-in Storage
- Four Piece Bathroom with Bath and Shower
- South Facing Rear Garden
- Garage/Outbuilding with Ample Storage
- Off-Street Parking and Excellent Transport Links





This well-presented end of terrace house provides generous and flexible living accommodation throughout. The property opens with a porch leading into an entrance hall with storage. A comfortable lounge features a charming fireplace and decorative obscure windows looking through to the impressive kitchen/diner. The extensive kitchen/diner is the heart of the home, complete with a breakfast bar, integrated appliances, French doors, and an additional door opening onto the garden. A separate utility room provides access to a WC and leads via a sliding door into a versatile fourth bedroom or study. To the first floor, the landing offers further storage and leads to two double bedrooms with built-in storage, a single bedroom with built-in storage, and a modern four-piece bathroom featuring both a bath and separate shower. Externally, the property boasts off-street parking to the front, a side garden with gated access, and a well-maintained South-facing rear garden. The garden also benefits from access to a garage/outbuilding, offering ample storage space. Additional advantages include double glazing and gas central heating.

Situated on Prince Avenue in Westcliff-on-Sea, the property is within the catchment area for Earls Hall Primary School and Chase High School, while also being close to highly regarded grammar schools. The home is conveniently located near Southend Hospital, London Southend Airport, local parks, and the city centre. Excellent transport links are close by, including the A127, bus routes, and nearby train lines, making this an ideal location for families and commuters.

Frontage

Block paved driveway which allows you parking for two large vehicles, fenced perimeter, gate to:

Inner Side Garden and Driveway Area

Paved path to the property, shingled area with a further paved area creating parking for one large vehicle. The driveway is accessed by a gated roller door.

Porch

7'1 x 3'9 (2.16m x 1.14m)
Smooth ceiling with an inset spotlight, solid wood entrance door to the front, laminate flooring, sliding wooden doors giving you access to:

Entrance Hall

8'2 x 6'7 (2.49m x 2.01m)
Smooth ceiling, carpeted stairs to the first floor, radiator, cupboard housing the utility meters, laminate flooring, door to:

Lounge

15'4 x 12'5 (4.67m x 3.78m)
Smooth coved ceiling, double glazed windows to the front overlooking the front garden area, feature fireplace with a stone surround and an electric fire, laminate flooring.

Kitchen/Diner

21'2 x 10'7 (6.45m x 3.23m)
Smooth ceiling with inset spotlight, double glazed windows to the side and rear, double glazed French doors leading out to the garden, double glazed single door in the kitchen area leading out to the garden. Kitchen comprised of; a two-tone gloss unit with wall, base and floor to ceiling units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome tap, tiled splashback, integrated four ring burner Neff induction hob with a Neff extractor fan, Neff oven and grill, Neff combination microwave, integrated Neff fridge, pan drawers, shelving, breakfast-bar area, laminate flooring.

Utility Room

9'4>6'4 x 8'3 (2.84m>1.93m x 2.51m)
Obscured double glazed window to the side, smooth ceiling, wall-mounted 'Vaillant eco tech pro' boiler, space for an overspill fridge/freezer, washing machine, tumble dryer, vinyl flooring, radiator, door to:



Downstairs W/C

3'10 x 2'7 (1.17m x 0.79m)
Smooth ceiling, low-level w/c.

Bedroom Four/Study

10'4 x 6'3 (3.15m x 1.91m)
Smooth ceiling, double glazed windows to the side, sliding door access, desk, carpet.

First Floor Landing

Smooth ceiling, loft hatch (loft is insulated), large storage cupboard, carpet.

Bedroom One

12'2 x 10'11 (3.71m x 3.33m)
Smooth coved ceiling with inset spotlights, double glazed windows to the front and side (these have secondary glazing), built-in wardrobe, radiator, carpet.

Bedroom Two

12'5 x 10'8 (3.78m x 3.25m)
Double glazed windows to the side and rear overlooking the garden, built-in wardrobe, smooth coved ceiling with inset spotlights, radiator, laminate flooring.

Bedroom Three

9'4 x 9'11 (2.84m x 3.02m)
Smooth coved ceiling, double glazed windows to the front with secondary glazing, built-in storage cupboard, radiator, laminate flooring.

Four-Piece Family Bathroom

10'6>6'3 x 8'4 (3.20m>1.91m x 2.54m)
Smooth ceiling with an extractor fan, large electric walk-in shower with a drencher head, wall-hung wash basin, low-level w/c, paneled bath with a shower attachment, obscured double glazed windows to the rear, chrome heated towel rail, partially tiled walls and a tiled floor.

South-Facing Rear Garden

Low-maintenance with a concrete-base and shingle area, with flower and shrubbery borders, outside tap, and outside lighting.

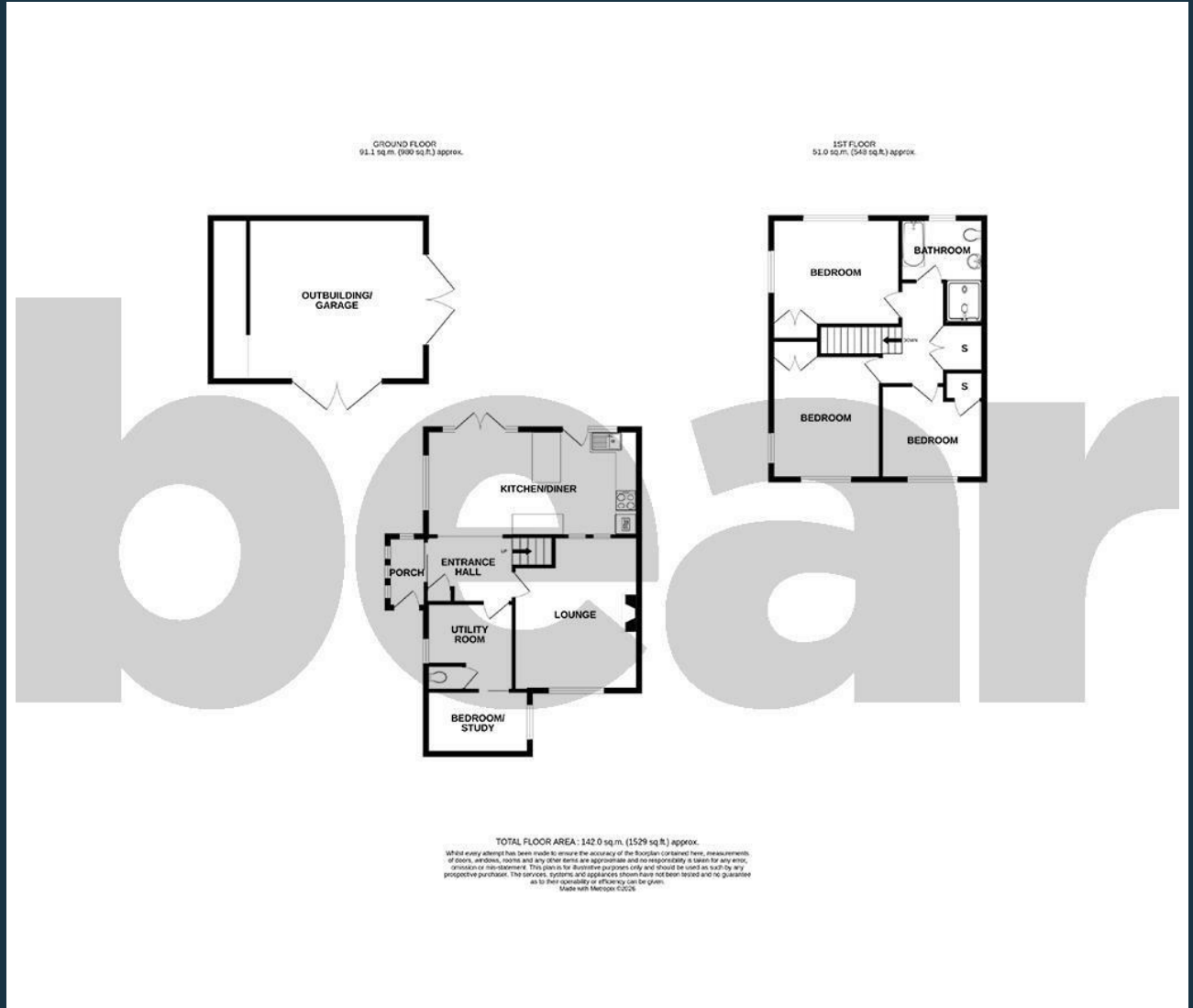
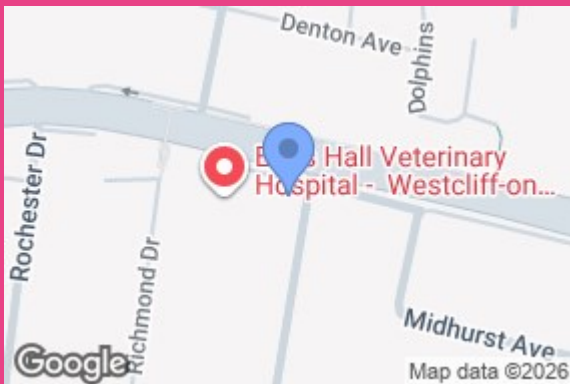
Detached Garage/Outbuilding

17'8 x 16'2 (5.38m x 4.93m)
Power, lighting, paved flooring. The inside is split into two areas; a workshop area and a storage area.

Agents Notes

This property is the end terraced and therefore, there is a side and rear garden area. There are two driveways and a large detached garage/outbuilding too.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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