

# bear

*Estate Agents*



\* £260,000 - £280,000 \* Beautifully presented two bedroom first floor flat boasting a 124 year lease and low yearly charges. Deceptively spacious, offering a utility room and walk-in wardrobe to the master bedroom, as well as off-street parking one vehicle and a private courtyard. Ideally located within easy reach of shops, bus links and schools.

- Beautifully Presented First Floor Flat
- Modern Fitted Kitchen
- Second Bay Fronted Bedroom
- Two Piece Bathroom with a Separate WC
- Long Lease and Minimal Charges
- Spacious Lounge/Diner
- Sizeable Bay Fronted Master Bedroom with a Walk-in Wardrobe
- Convenient Utility Room/ Potential Third Bedroom
- Courtyard and Off-Street Parking for One Vehicle
- Double Glazing and Gas Central Heating

## Anerley Road

Westcliff-on-Sea

**£260,000**

Price Guide



# Anerley Road



\* £270,000 - £290,000 \* Bear Estate Agents are excited to bring to market this spacious first floor flat in Westcliff-on-Sea. The accommodation has stunning interior throughout, with the heart being found in the large lounge/diner that opens into a light filled and modern fitted kitchen. The bay fronted master bedroom boasts a generous walk-in wardrobe, whilst further accommodation offers a utility room, bay fronted second bedroom, a two piece bathroom and a separate WC. Further benefits include a courtyard garden, off-street parking for one vehicle, a 124 year lease, double glazing and gas central heating. The home has been extensively improved by the existing owner, to offer beautiful interiors throughout, alongside wonderful high ceilings. You'll be thoroughly impressed by the size and quality of the accommodation on offer.

Anerley Road is primarily positioned within walking distance of a host of excellent amenities, as well as Westcliff Beach. There are bus connections within easy reach, along with Westcliff Train Station which provides direct access to London Fenchurch Street Station on the C2C line. The area also offers well-regarded schools. Hamlet Court Road is on your doorstep and boasts a selection of wonderful shops and eateries.

## Two Bedroom First Floor Flat

### Lounge/Diner

19'8 x 10'9

### Kitchen

10'11 x 10'3

### Utility Room

7'5 x 5'11

### Bedroom One

14'11>12'1 x 12'1

### Walk-in Wardrobe

7'1 x 6'3

### Bedroom Two

9'2 x 8'1

### Bathroom

8'3 x 4'11

### WC

### Courtyard

### Off-Street Parking

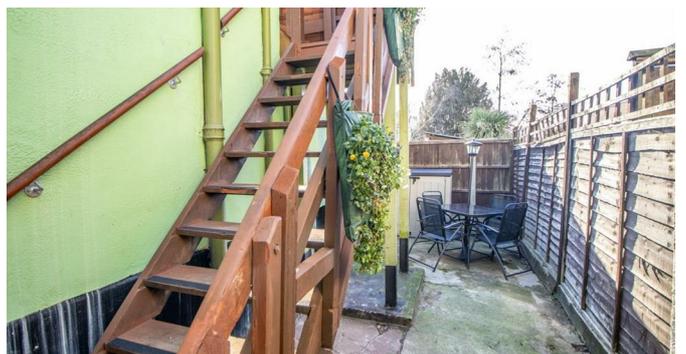
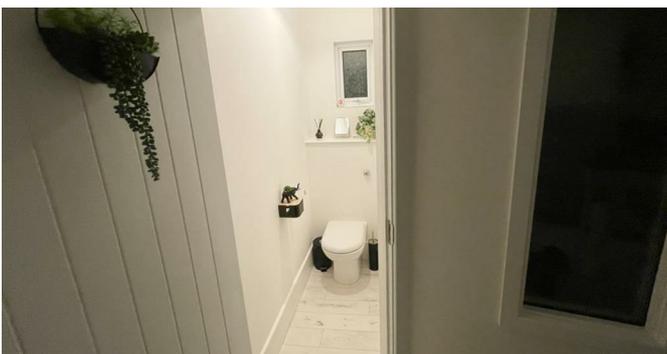
### Agents Notes

Lease: 124 year lease

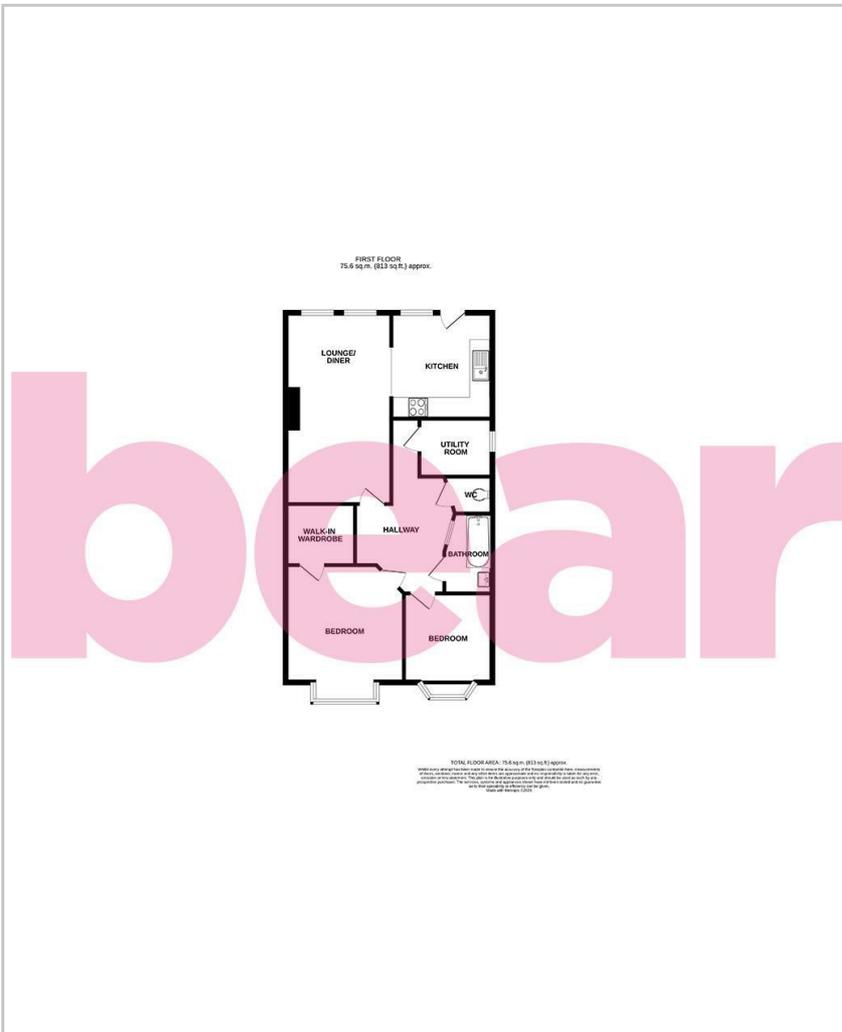
Ground Rent: None

Service Charge: Self-repairing

Building Insurance: approx £219 pa



## 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

