



\* No Onward Chain \* This spacious first floor flat benefits from a long 151-year lease, three bedrooms and generous living space. The property enjoys direct access to a private section of the south facing garden from the kitchen, along with off-street parking and modern comforts. Positioned in a prime Westcliff location, it offers easy access to schools, transport links, the seafront and local amenities.

- Spacious First Floor Flat with No Onward Chain
- Bright Bay Fronted Lounge
- Private Section of the South Facing Garden
- Three Piece Bathroom Suite
- Double Glazing and Gas Central Heating
- Long 151 Year Lease
- Generous Kitchen with Direct Garden Access
- Two Double Bedrooms and One Single Bedroom
- Off-Street Parking for One Vehicle
- Close to Schools, Seafront, Amenities and Station

## Anerley Road

Westcliff-on-Sea

**£290,000**

Price Guide



# Anerley Road



The flat is accessed via a landing that leads to a bright bay-fronted lounge and a well-proportioned kitchen, which conveniently leads directly down to a private section of the south-facing garden. The accommodation comprises two double bedrooms, one single bedroom and a three-piece bathroom. With the added advantages of off-street parking for one vehicle, double glazing and gas central heating, this home presents both comfort and practicality. Its 151-year lease ensures peace of mind for buyers, making it an ideal purchase for first-time buyers, families or investors.

Situated on Anerley Road in Westcliff-on-Sea, this property falls within catchment for Barons Court Primary School, Milton Hall Primary School and Nursery and Belfairs Academy, whilst also being close to highly regarded grammar schools. The location is well served by excellent bus links, London Road, and Westcliff Train Station which provides direct services into London. Residents will also benefit from nearby amenities, parks and the seafront, ensuring both convenience and lifestyle appeal.

## Three Bedroom First Floor Flat

### Landing

31'9 x 6'3 > 2'11

### Lounge

16'0 x 12'10

### Kitchen

9'5 x 8'5

### Bedroom One

13'3 x 12'9

### Bedroom Two

12'2 x 9'3

### Bedroom Three

9'8 x 6'2

### Bathroom

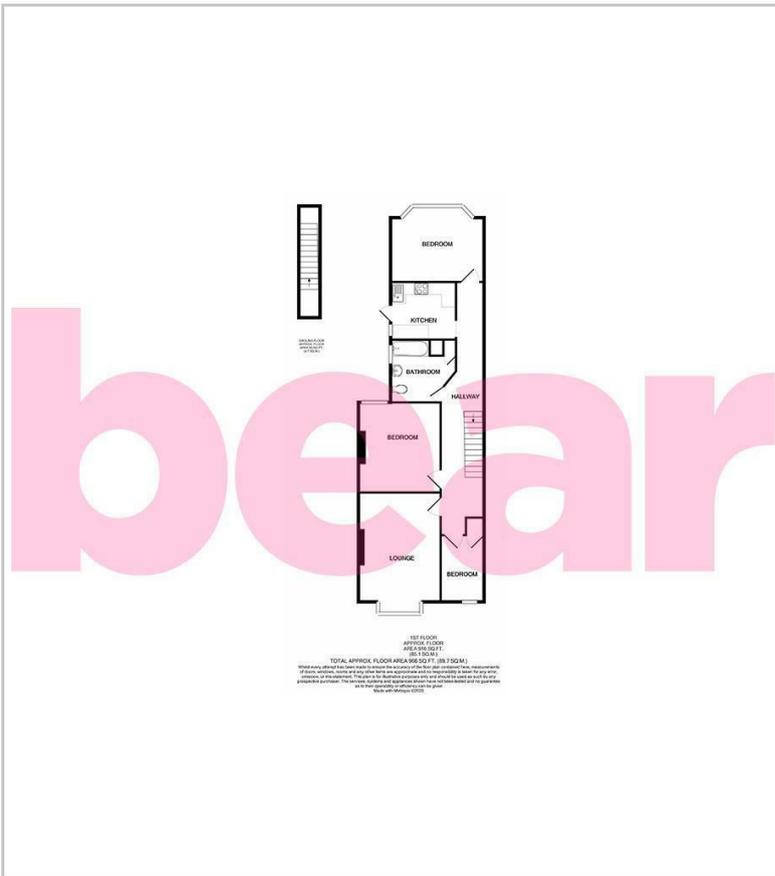
8'6 x 8'6 > 5'8

### Private Section of the South Facing Garden

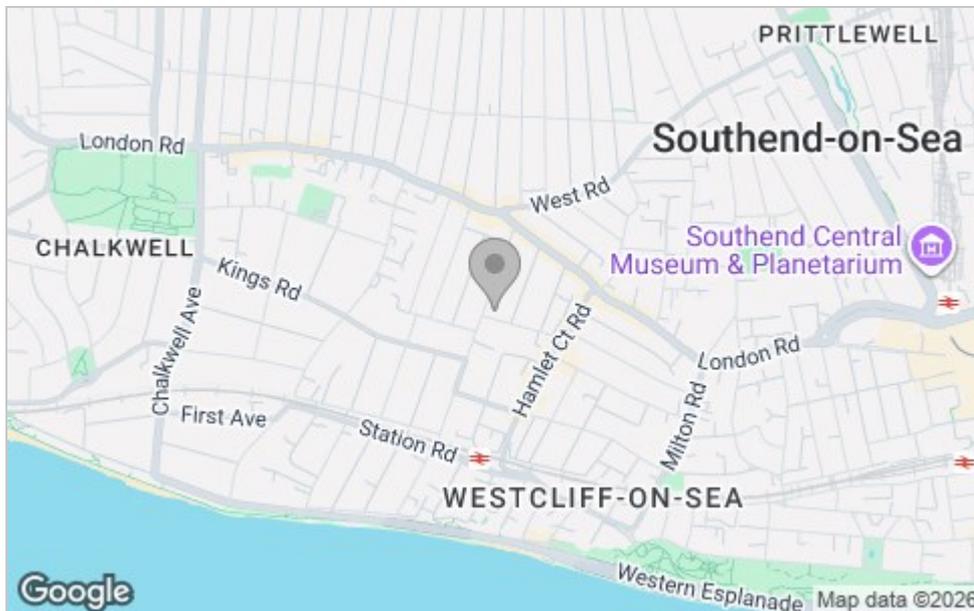
### Off-Street Parking



## 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

