



* £170,000 - £190,000 * No onward Chain * Bear Estate Agents are delighted to present this one bedroom ground floor flat in Westcliff-on-Sea. Featuring a bay fronted bedroom, generous living accommodation, a private courtyard and off-street parking, this home is ideal for first-time buyers, downsizers or investors.

- Ground Floor Flat with No Onward Chain
- Spacious Lounge
- Bay Fronted Double Bedroom
- Courtyard with Direct Access
- Off-Street Parking to the Rear
- Double Glazing and Gas Central Heating
- Close to Southend High Street for Amenities
- Access to Bus Links and The A127
- Not Far From Two Major Train Stations
- Close Proximity to the Seafront



Park Road



Internally, the property offers a welcoming bay fronted double bedroom, a generous lounge, a fitted kitchen and a three piece bathroom. Additional benefits include double glazing and gas central heating throughout. Externally, the flat enjoys a private courtyard area, perfect for relaxing outdoors, along with one allocated off-street parking space to the rear.

The property is located on Park Road in Westcliff-on-Sea, placing you within easy reach of Southend's bustling city centre, the seafront, bus connections, the A127 and London Road. Major train lines into London are also close by, making this a highly convenient location.

One Bedroom ground Floor Flat

Entrance Hall

Lounge

13'1 x 12'10

Kitchen

11'6 x 5'8

Bedroom

16'3 x 12'4

Bathroom

10'5 x 5'5>2'5

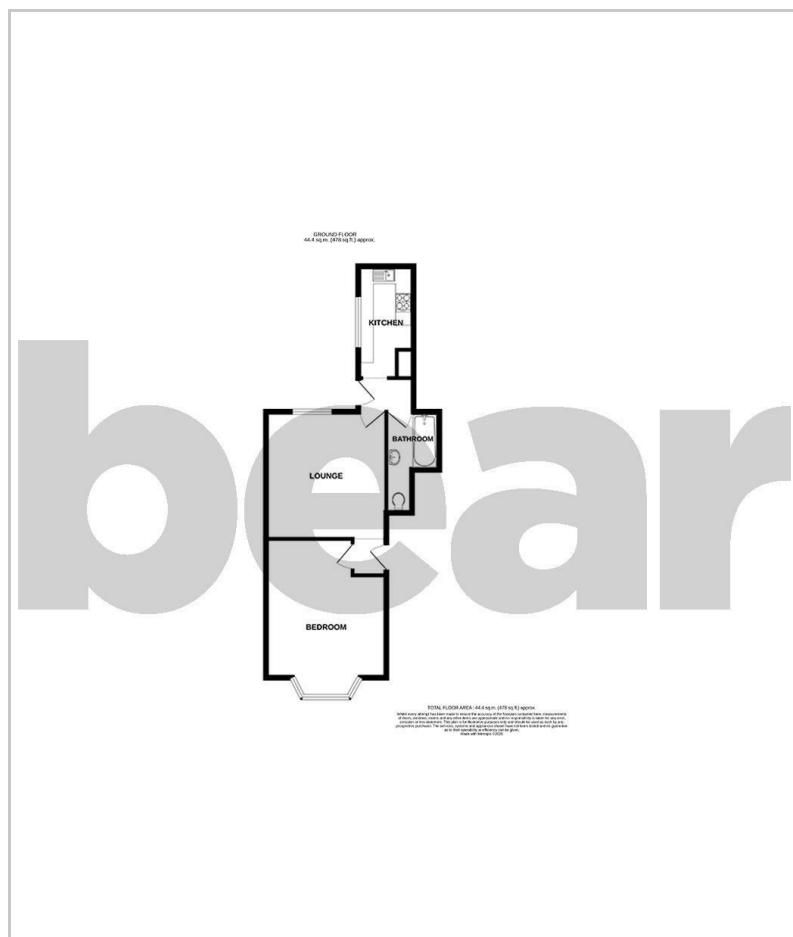
Courtyard Garden

Off-Street Parking

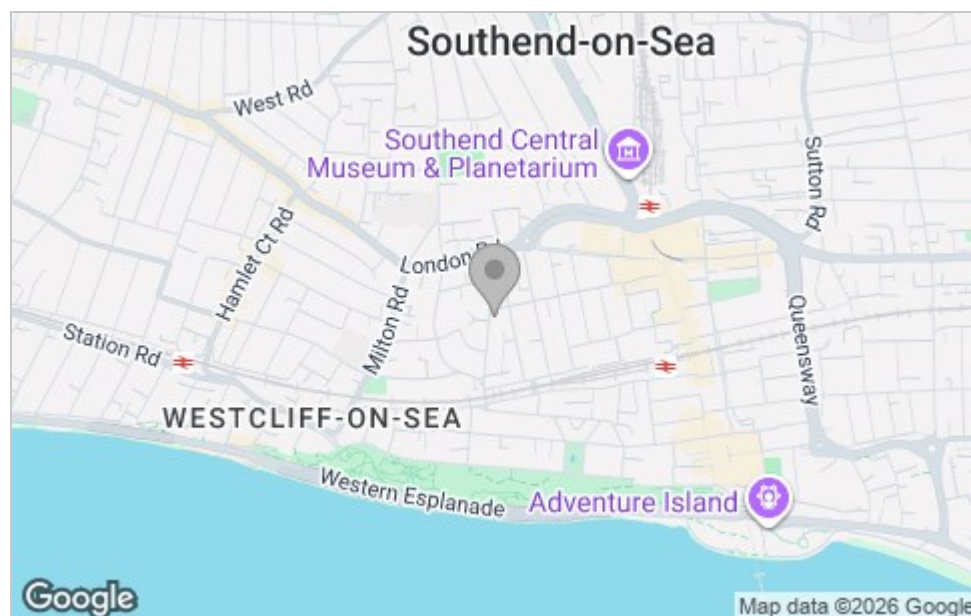
Westcliff-on-Sea



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.

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.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	68	76
England & Wales EU Directive 2002/91/EC  Environmental Impact (CO₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		