



This well-presented ground floor flat offers generous living space, period features and the rare benefit of a large private garden. Ideally located on Britannia Road in Westcliff-on-Sea, the property is perfectly positioned for transport links, amenities and the seafront.

- Ground Floor Flat
- Spacious Bay Fronted Lounge
- Modern Kitchen/Diner
- Generous Private Rear Garden
- Double Glazing and Gas Central Heating
- Long Lease
- Feature Fireplaces
- Large Double Bedroom with Garden Access
- Three Piece Bathroom with Utility Space
- Sought After Westcliff-on-Sea Location

## Britannia Road

Westcliff-on-Sea

**£260,000**



# Britannia Road



The accommodation begins with an entrance hall leading through to a spacious bay fronted lounge, enhanced by a character feature fireplace which creates a welcoming living space. The property further benefits from a modern kitchen/diner, providing ample room for cooking and dining. The large double bedroom is another standout feature, offering a feature fireplace, a bay window and direct access via a door onto the impressive private rear garden. Completing the accommodation is a three piece bathroom with space for utilities. Additional benefits include a communal front garden, double glazing, gas central heating and a long lease.

Situated on Britannia Road in Westcliff-on-Sea, the property enjoys easy access to Westcliff Train Station, London Road and regular bus links. A wide range of amenities are close by, along with nearby parks and the seafront, making this an excellent location for commuters and those seeking a coastal lifestyle.

## One Bedroom Ground Floor Flat

### Entrance Hall

### Lounge

17'0 x 15'6

### Kitchen/Diner

14'6 x 11'0

### Bedroom

18'7 x 11'6

### Bathroom

### Private Rear Garden

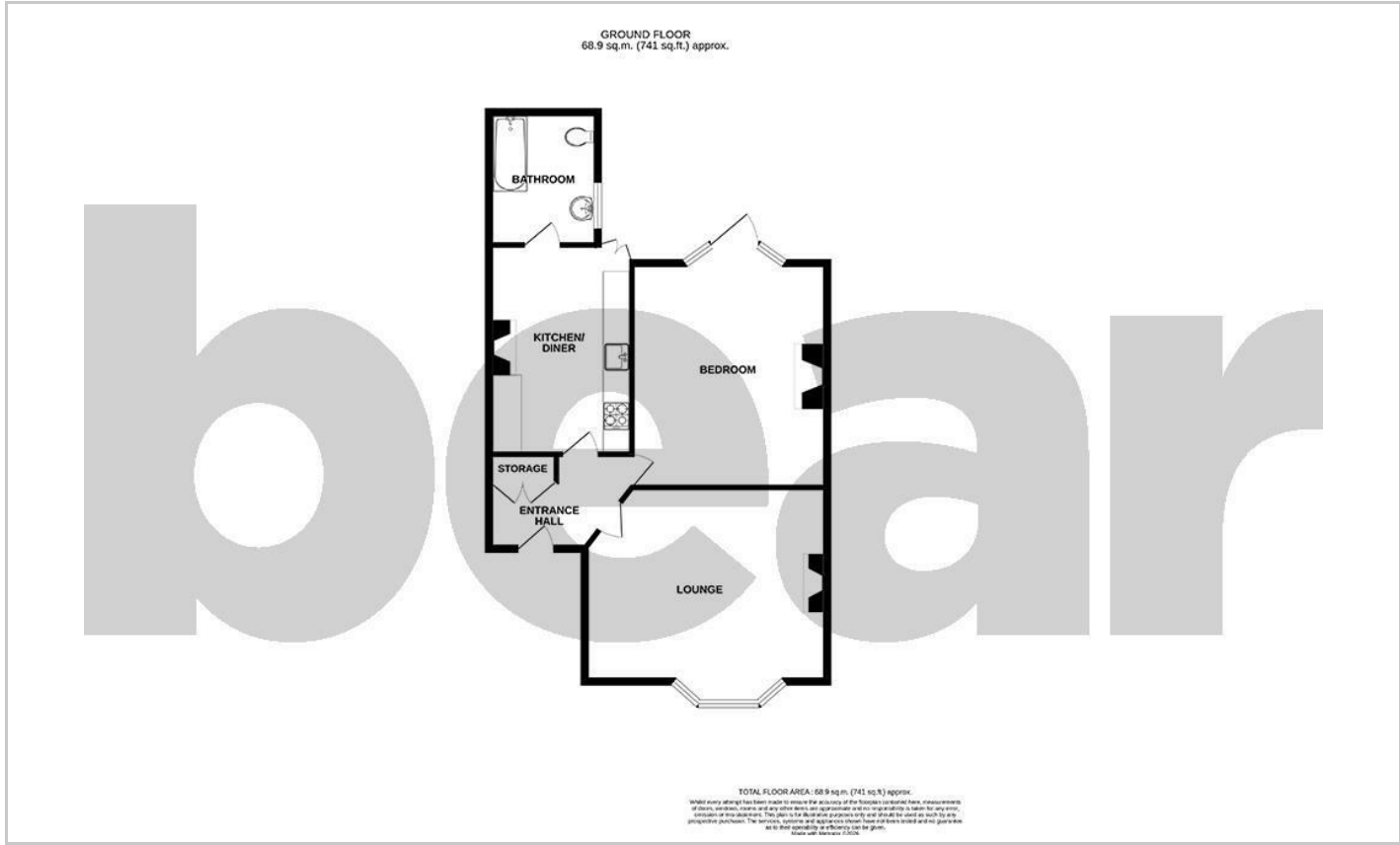
### Communal Front Garden



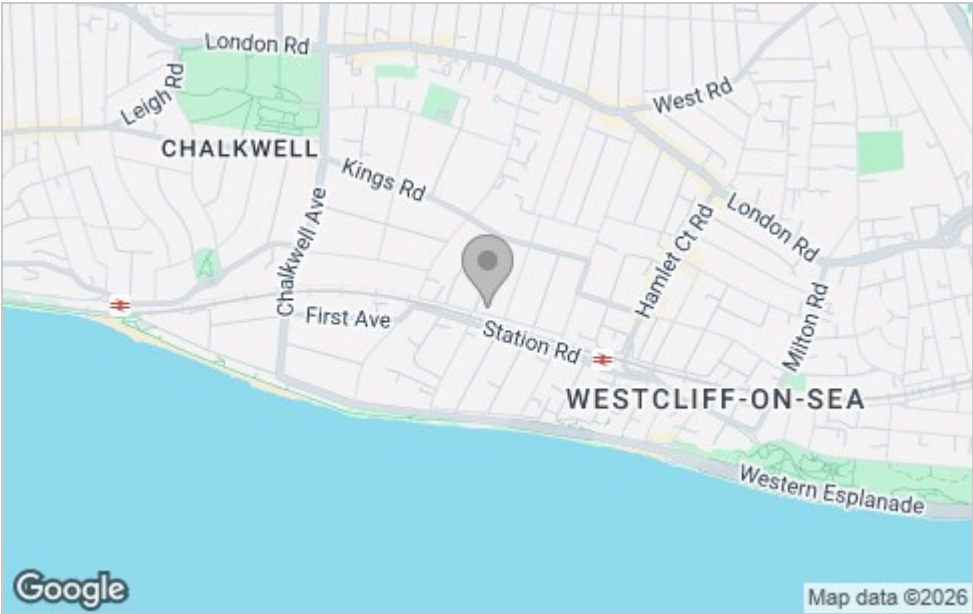




Floor Plan



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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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

