



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

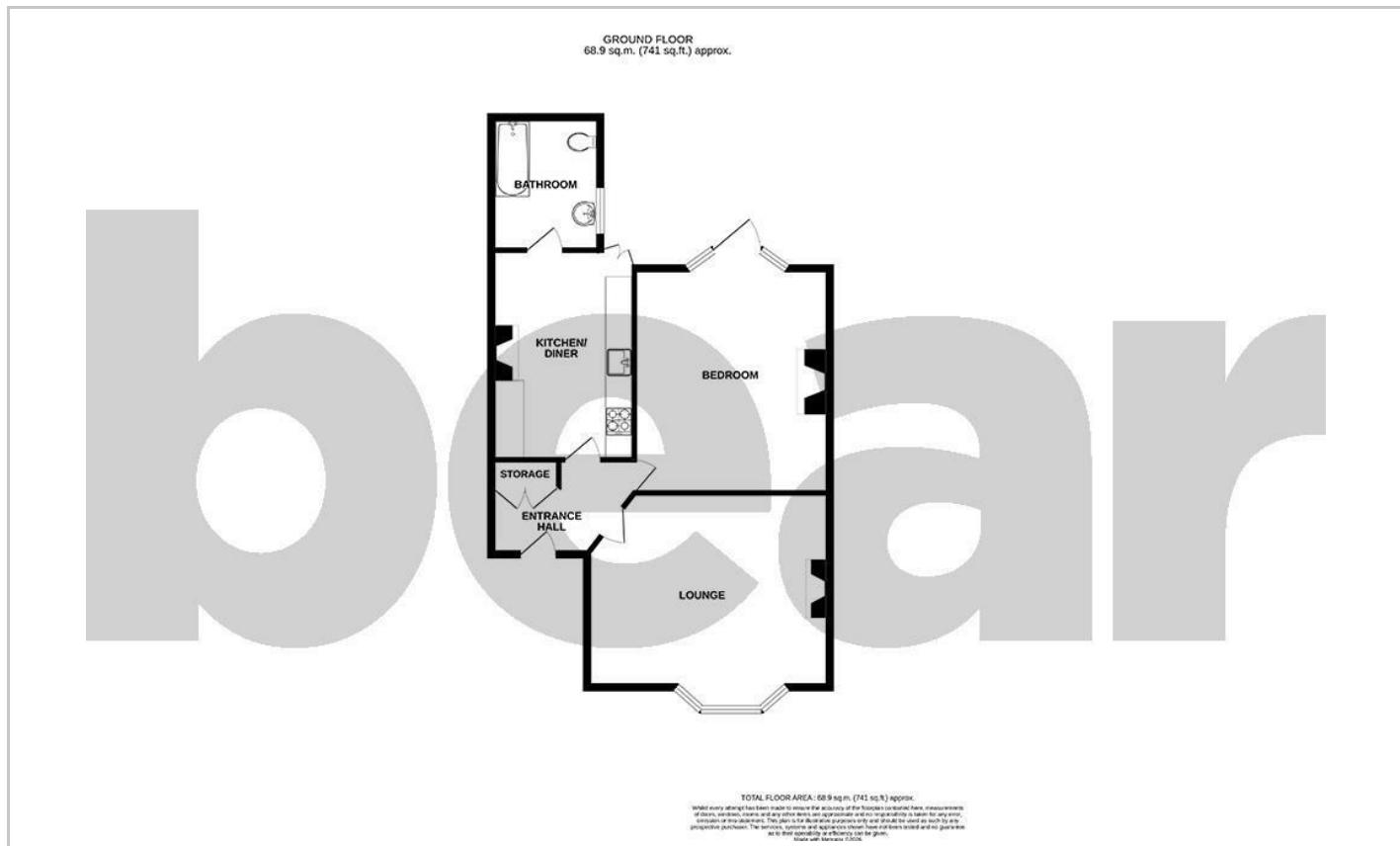
### **Bathroom**

### **Private Rear Garden**

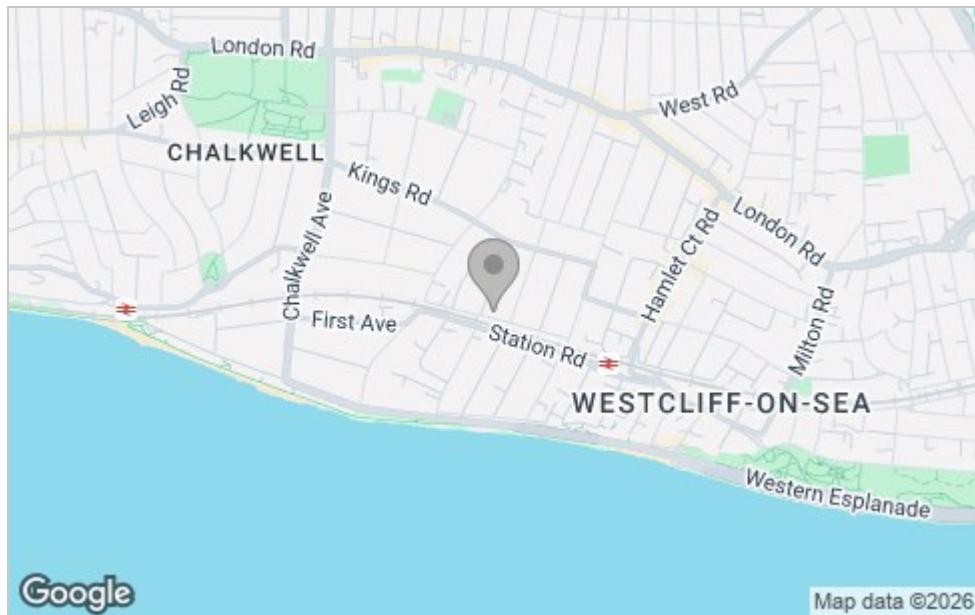
### **Communal Front Garden**



## Floor Plan



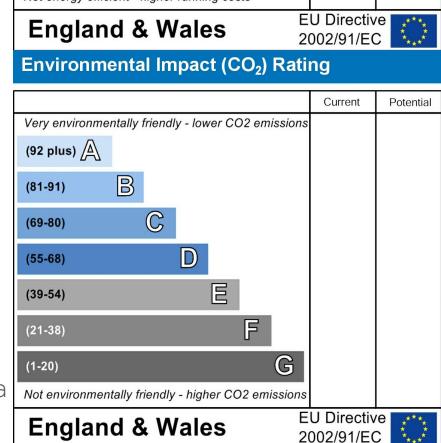
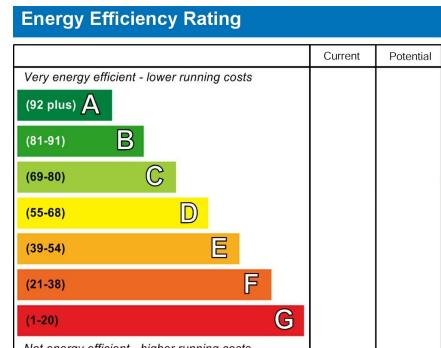
## Area Map



## 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.

## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.