

# bear

*Estate Agents*



\* No Onward Chain \* Private West Facing Garden  
\* Bear Estate Agents are delighted to bring this ground floor flat to the market. This flat comprises a spacious lounge, a double bedroom, kitchen, bathroom, conservatory, private rear garden and plenty of storage spaces. This property is situated in the heart of Westcliff-on-Sea close to plenty of local amenities, travel links and Southend Hospital.

- Ground Floor Flat
- Close to Southend Hospital
- Spacious Lounge
- Three Suite Bathroom
- Private West Facing Garden
- Double Glazing
- Plenty of Storage
- Close To Many Travel Links
- Conservatory
- No Onward Chain

## Electric Avenue

Westcliff-on-Sea

**£200,000**

Offers Over



# Electric Avenue



Bear Estate Agents are delighted to bring to the market this well presented one bedroom ground floor flat. The location offers convenient access to London Road which provides convenient bus connections and excellent amenities. Two major train lines can also be accessed from the property, making the location ideal for commuters. Also within the area, you will find Southend Hospital, popular parks and the picturesque seafront.

The flat itself is located on the ground floor, and boasts a bay fronted lounge and a good-sized kitchen. The double bedrooms offers ample built-in storage, with further accommodation offering a three piece bathroom and a conservatory that leads out to a private West facing rear garden.

## **Entrance Hall**

### **Lounge**

15'3" x 12'4"

### **Kitchen**

10'10" x 8'5"

### **Bedroom**

12'11" x 8'8"

### **Bathroom**

8'5" x 6'10"

### **Conservatory**

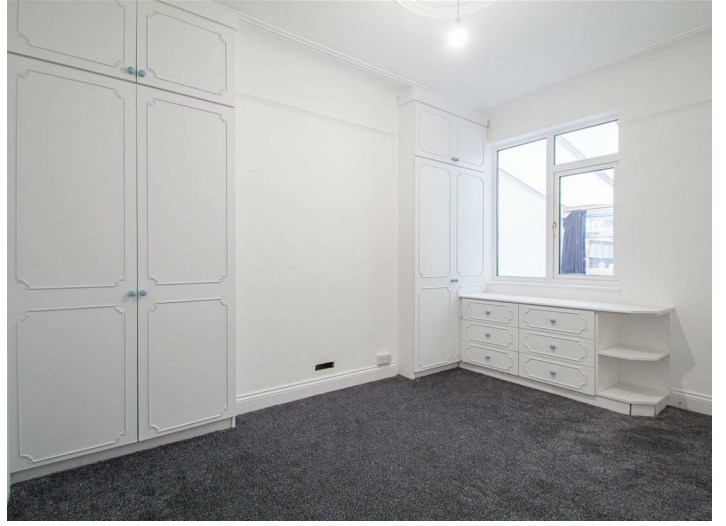
9'6" x 9'4"

### **Storage**

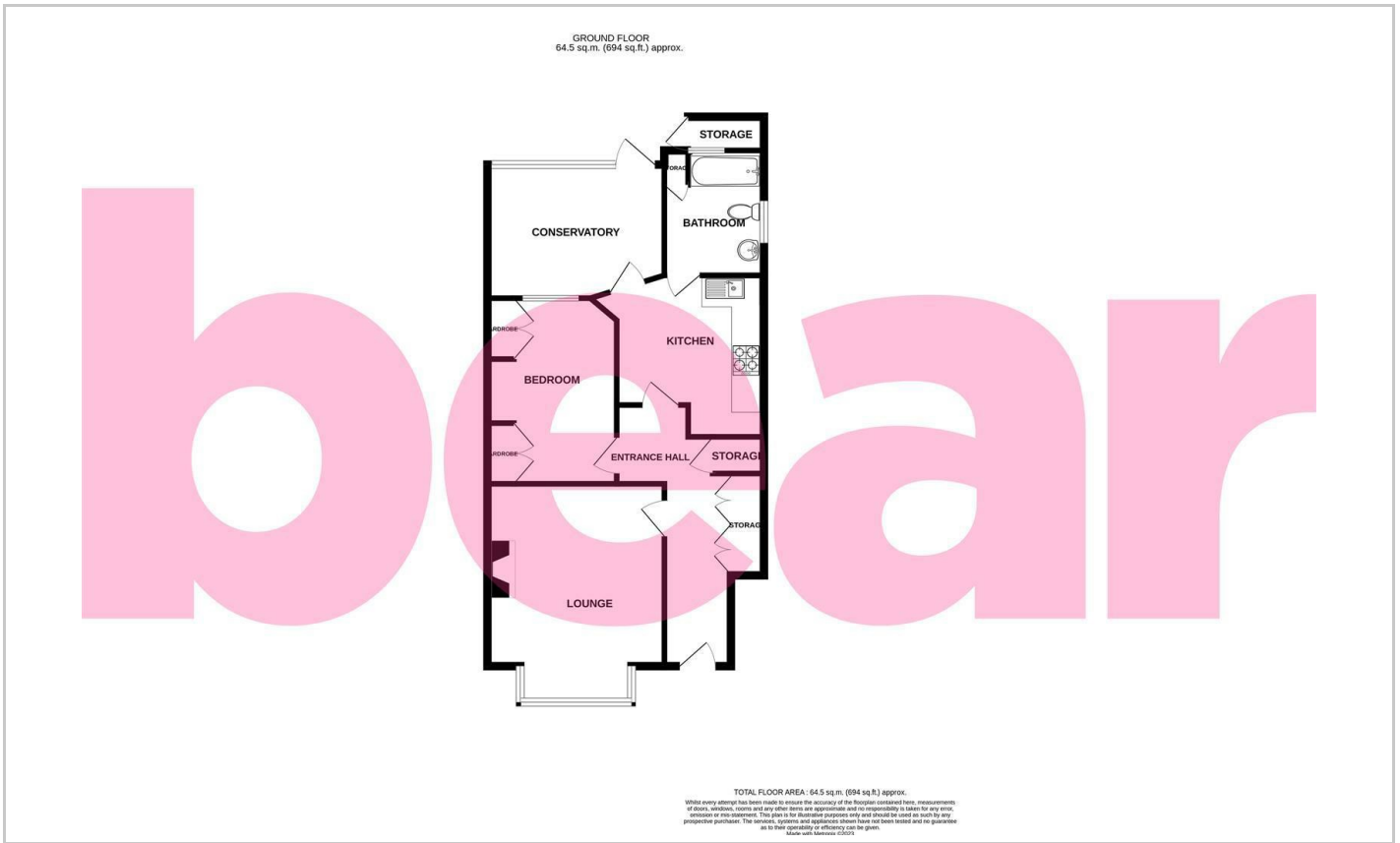
### **Rear Garden**

### **Agents Notes**

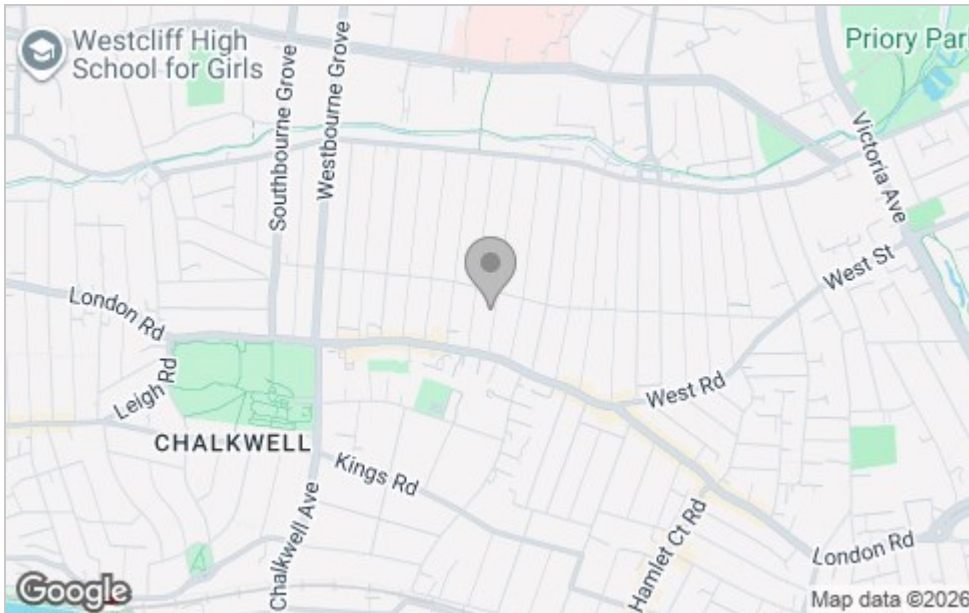
In accordance with Section 21 of the Estate Agents Act we declare that an employee of Bear Estate Agents is a relation to the seller of the property.



# 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.

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

