



\* Guide Price £240,000 to £255,000 \*  
This first floor flat benefits from a private entrance, a private garden and well-proportioned accommodation throughout. Ideally positioned on Shakespeare Drive in Westcliff-on-Sea, the property is close to excellent schools, transport links and local amenities.

- Well Presented First Floor Flat
- Bay Fronted Lounge
- One Double Bedroom and One Single Bedroom
- Separate WC
- Double Glazing and Gas Central Heating
- Private Entrance
- Spacious Kitchen
- Two Piece Bathroom with Garden Access
- Private Rear Garden

## Shakespeare Drive

Westcliff-on-Sea

**£240,000**

Guide Price



# Shakespeare Drive



The accommodation begins with its own private entrance and stairs rising to the first floor landing. A bright bay fronted lounge sits to the front of the property, while the kitchen is positioned separately. The flat offers one double bedroom and a further single bedroom, alongside a two piece bathroom which provides direct access down to the private rear garden. A separate WC adds further practicality. Additional features include double glazing and gas central heating throughout.

Located on Shakespeare Drive in Westcliff-on-Sea, the property falls within catchment of The Westborough School and Chase High School, while also being close to highly regarded grammar schools. Excellent transport links are easily accessible, including bus routes, the A127 and London Road, as well as Prittlewell and Westcliff Train Stations. Parks, amenities and further conveniences are all close by, making this a well-connected and desirable location.

## Two Bedroom First Floor Flat

### Private Entrance

### Landing

### Lounge

18'2 x 13'4

### Kitchen

12'2 x 10'0

### Bedroom One

11'4 x 10'3

### Bedroom Two

10'0 x 8'4

### Bathroom

6'11 x 6'2

### WC

4'7 x 2'6

### Private Rear Garden

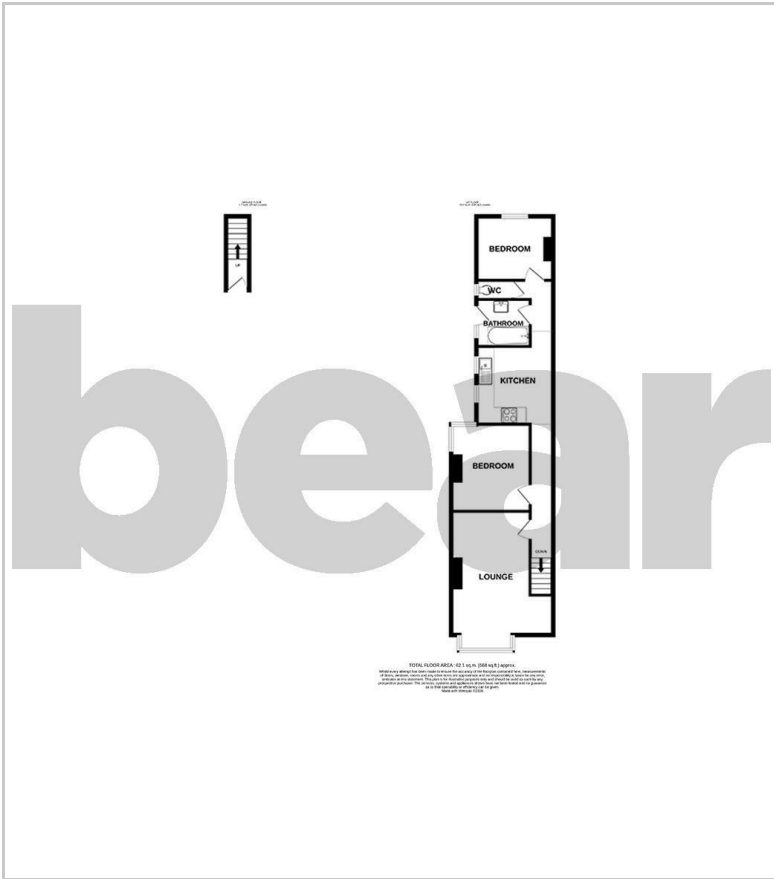
### Agents Notes

Section 42 has been served and is transferable to the buyer.

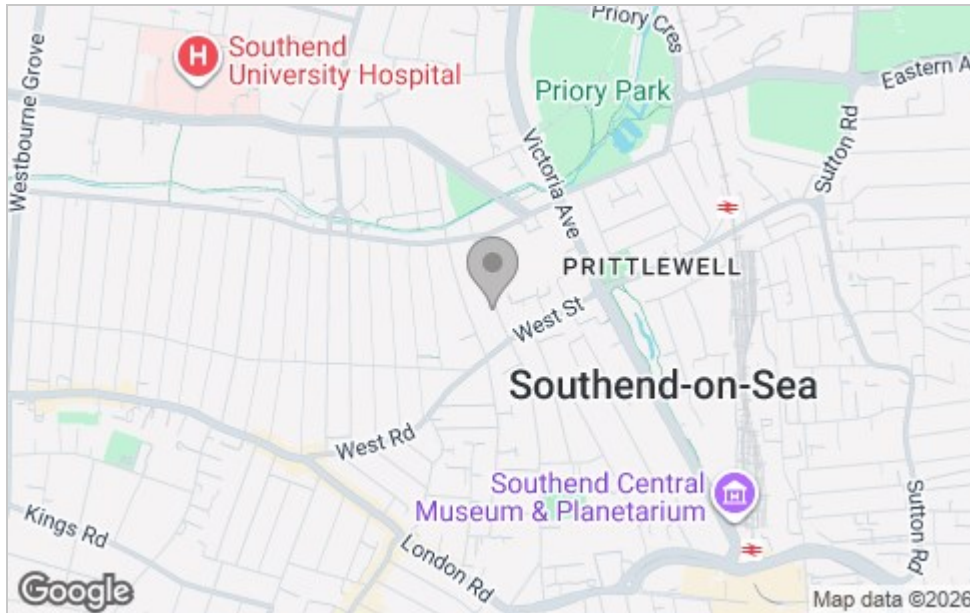




## Floor Plan



## 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

