



FOR SALE

**Westbourne Grove,
Westcliff-On-Sea SS0 9TY**

£225,000 Share of Freehold

- First Floor Maisonette
- Two Double Bedrooms
- Bathroom & En-Suite
- Spacious Lounge
- Modern Kitchen
- Refurbished to a High Standard
- Share of Freehold
- Private Rear Garden
- Central Westcliff Location
- Convenient for Amenities

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Great size first floor maisonette with two double bedrooms and two bathrooms! Refurbished to a high standard this spacious light apartment is neutrally decorated throughout. Large lounge to front aspect, separate modern fitted kitchen, double bedroom and three piece bathroom with stairs up to the top floor master bedroom and en-suite shower room. Externally there is

gated side access to a well kept private rear garden. Set in a central Westcliff location, ideal for local amenities, schools and the hospital this property includes a share in the freehold.

Entrance

Brick wall enclosed front garden with glazed communal porch and own front door into property. Stairs to first floor with fitted carpet and radiator up to landing with fitted carpet, radiator, stained glass window to side aspect and doors to all rooms.

Lounge

17'1 into bay x 11'7 (5.21m into bay x 3.53m)
Lounge to front aspect with double glazed square bay window with fitted shutters, wooden floor, coving, skirting & picture rail and light fixture. Decorative feature fireplace with cast iron fire and wooden mantle.

Kitchen

10'7 x 7'2 (3.23m x 2.18m)
Modern fitted kitchen to front aspect with a range of wall and base units, rolled edge work surface and inset double bowl sink with mixer tap. Integrated oven with four ring gas hob and extractor and space for washing machine and fridge freezer. Double glazed window to front, ceramic tiled floor and radiator.

Bedroom 2

14'1 x 11'7 (4.29m x 3.53m)
Double bedroom to rear aspect with double glazed window, fitted carpet, coving, picture rail and light fixture.

Bathroom

7'11 x 7'2 (2.41m x 2.18m)
Three piece bathroom comprising of WC, pedestal wash hand basin and corner bath with tiled splash back and overhead shower. Double glazed obscure window to rear, chrome heated towel rail, vinyl floor and fitted cupboard.

Second Floor

Stairs to second floor with fitted carpet, skylight window and eaves storage.

Master Bedroom

18'3 max x 14'3 max (5.56m max x 4.34m max)
Top floor master bedroom with fitted carpet, two Velux windows, ceiling fan light and radiator. Door to en-suite.

En-Suite

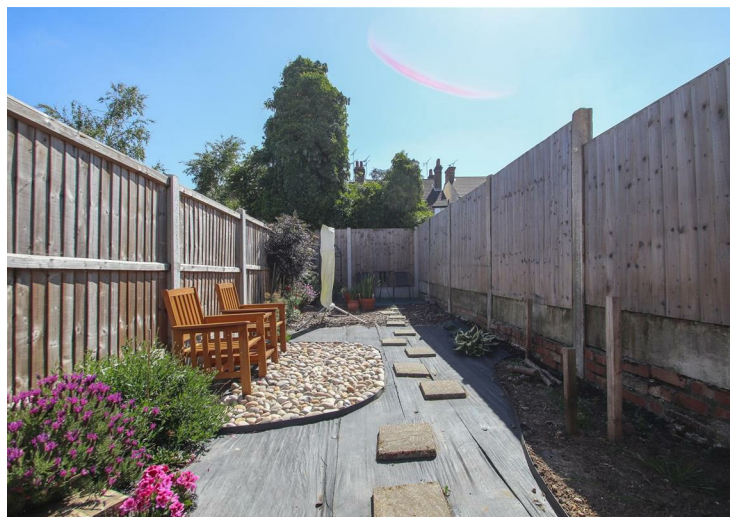
9'7 x 5'9 max (2.92m x 1.75m max)
Three piece en-suite comprising of WC, wash hand basin and glazed corner shower cubicle. Fitted carpet, extractor fan, spotlight and Velux window.

Garden

Gated side access to well kept private rear garden with timber fencing, decking and seating area.

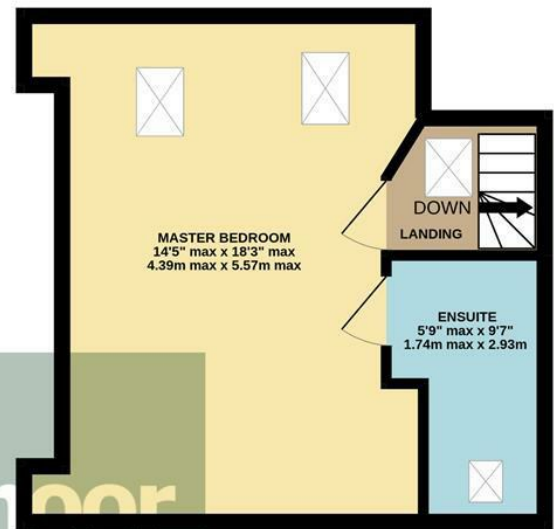
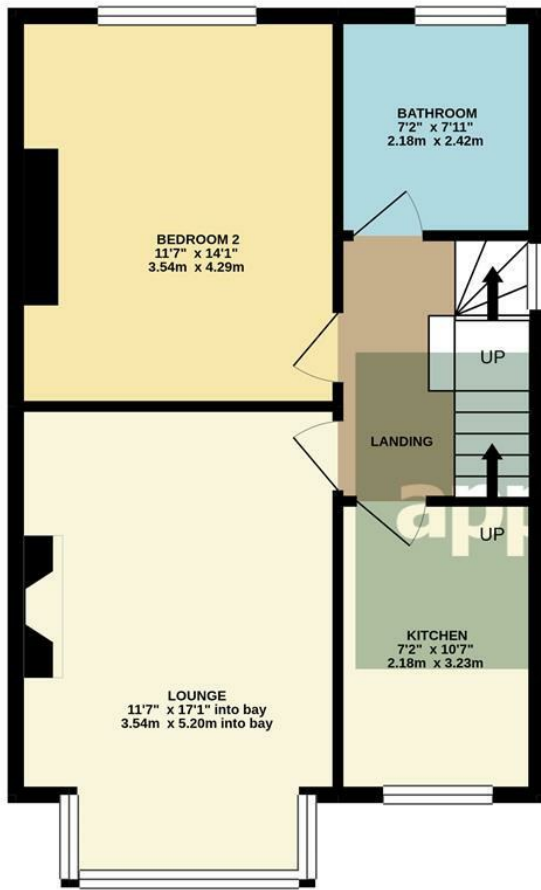
Tenure

Share of freehold



GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
		56	75
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
		48	73
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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