



# FOR SALE

**Mount Avenue,  
Westcliff-On-Sea SS0 8PT**

Offers In Excess Of £675,000 Freehold Council Tax Band - E

2 1 2 1001.05 sq ft

- Detached Bungalow On The Chalkwell Hall Estate
- Two Double Bedrooms, Family Room/Kitchen, Lounge, Three Piece Shower Room
- Peaceful Rear Garden With Raised Decked Patio Area
- Off Street Parking For Two Vehicles
- No Onward Chain
- Potential To Extend With Correct Planning
- Short Walk To Chalkwell C2C Mainline Station
- Modern Refurbishment Was Carried Out A Short Time Ago
- Bi-Folding Doors To The Rear Garden
- Modern Three Piece Shower Room

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

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## Description

This delightful bungalow on the Chalkwell Hall estate is a rare find being one of only two bungalows remaining in the road. Situated in Mount Avenue, this charming detached bungalow offers a perfect blend of comfort and modern living. Spanning an impressive 1,001 square feet, the property features two spacious double bedrooms, making it an ideal home for couples or small families.

The heart of the home is undoubtedly the large family room and kitchen, which boasts bi-fold doors that seamlessly connect the indoor space to the rear garden, creating a delightful atmosphere for gatherings and outdoor enjoyment. The bungalow has been thoughtfully refurbished, ensuring a fresh and contemporary feel throughout. Additionally, the property benefits from off-street parking for two vehicles.

With only a short walk to Chalkwell station, this location offers excellent transport links, making it easy to commute or explore the surrounding areas. The property is also vacant and comes with no onward chain, allowing for a smooth and hassle-free purchase.

### Measurements

Family Room/Kitchen - 25'3 x 13'11 (7.72m x 4.25m)

Bedroom 2 - 10'10 x 12'5 (3.31m x 3.81m)

Shower Room - 8'7 x 4'6 (2.62m x 1.38m)

Lounge - 17'3 x 12'5 (5.28m x 3.81m)

Bedroom 1 - 12'5 x 17'4 (3.80m x 5.29m)

### Interior

Throughout the whole property, this stunning bungalow has been refurbished over the years to a very high standard and offers a fantastic living space with open plan Family Room/Kitchen that spans the whole bungalow to the rear. With a family shower room, two double bedrooms and separate lounge, this property offers an abundance of space and included with the modern refurb are some beautiful original features. There is access to a huge boarded loft with a drop down ladder attached (which can be seen on a viewing if needed).

### Exterior

Providing plenty of off street parking to the front with a paved driveway and shrubbery to one side giving a very private feel. The rear garden commences with a raised decked area leading from the family room through some double glazed bi-folding doors, with steps leading down to a spacious garden with shrubbery and fence to all boundaries. There is gated access to the side for ease.

### Location

Chalkwell Hall Estate!! Its such a popular location with people living here for many years and enjoying the easy access to Chalkwell Station, the parade of coffee shops, bakery, hairdressers and bars on The Ridgeway and Chalkwell seafront. Leigh Broadway is also only a short walk away offering its fantastic boutique shops and an array of places to eat and drink.

### School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

### Tenure

Freehold







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 indicative 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.



**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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			
England & Wales	EU Directive 2002/91/EC	71	49

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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