



FOR SALE

**Albert Mews, Milton Road,
Westcliff-On-Sea SS0 7JF**

£359,995 Leasehold

- Private Mews Road
- Semi-Detached House
- Two Bedrooms
- Lounge Diner with Patio Doors
- Fitted Kitchen
- Attractive Front Garden
- New Double Glazing
- Residents Parking
- Leasehold Property
- No Onward Chain

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

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Description

Charming and characterful, this delightful semi-detached house is set in a private mews road just a short distance from the Cliffs Pavilion and Westcliff seafront. Offered as a leasehold property this house has a spacious lounge diner with patio doors out to the attractive front garden, fitted kitchen, two bedrooms and three piece white bathroom. This property benefits

from new double glazing fitted throughout and is offered with no onward chain. Private front garden and residents parking available. Viewing highly advised.

Entrance

Front door into entrance hallway with wood floor, stairs to first floor, door to kitchen and open through to lounge.

Kitchen

Kitchen breakfast room with double glazed windows to side and front aspect, tiled floor, radiator, spotlights and central light. Fitted kitchen with a range of wooden wall and base units, wood work surfaces and inset sink with mixer tap. Integrated double eye level oven, five ring gas hob and extractor hood. Space for appliances.

Lounge

Spacious lounge with wood floor, radiator, double glazed patio doors to garden and under stair storage cupboard.

First Floor

Stairs to first floor with split landing off to bedrooms and bathroom.

Bedroom 1

Bedroom one with fitted carpet, double glazed window to front, radiator, loft hatch and fitted storage cupboard.

Bedroom 2

Bedroom two with fitted carpet, double glazed window to front aspect and tall radiator.

Bathroom

Three piece white suite bathroom comprising of oval freestanding bath with deck shower attachment, WC and wash hand basin. Tiled splash backs, heated towel rail radiator and Velux window.

Front Garden

Attractive and well kept front garden with lawn and bedding areas, mature shrubbery and path to front door.

Parking

Residents parking to front aspect.

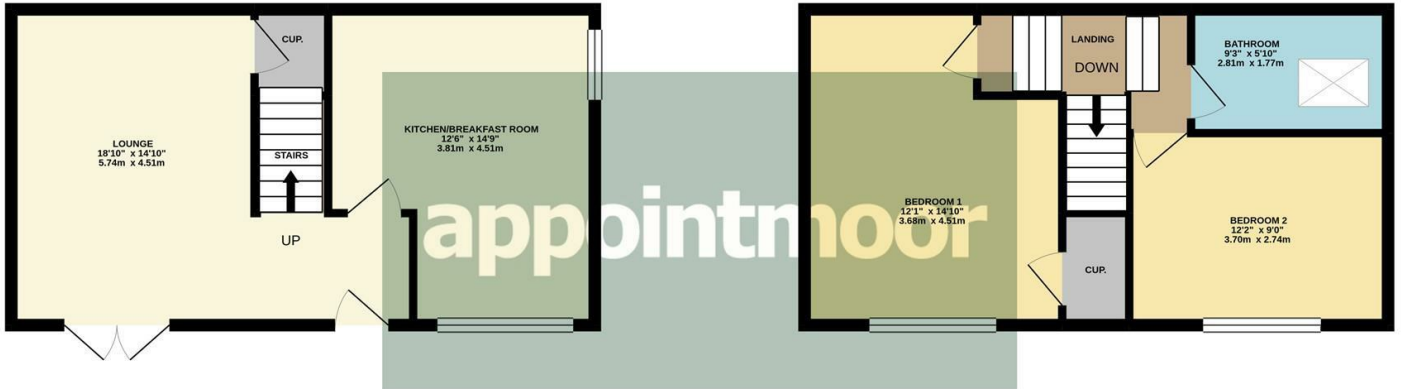
Tenure

Leasehold - 85 years



GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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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