



FOR SALE

**Inverness Avenue,
Westcliff-On-Sea SS0 9DY**

Offers Over £200,000 Leasehold Council Tax Band - A

2  1  1  635.00 sq ft

- Two Bedroom Flat
- First Floor
- Electric Heating
- Modern Shower Room
- Freshly Decorated Throughout
- Fitted Kitchen With Built In Oven
- Long Lease
- Private Rear Garden
- No Chain
- Great Location

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

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Description

Being sold with no onward chain is this spacious two bedroom first floor flat situated on Inverness Avenue. The property is ideally located for anyone looking to live near to Chalkwell Park and local amenities such as shops and restaurants.

The property itself boasts a spacious lounge with double glazed bay window, One double and one single bedroom, three piece shower room and fitted kitchen.

There is an added bonus of a low maintenance private rear garden which can be accessed from the side of the property.

Call us to arrange a viewing.

Measurements

Kitchen - 6'11 x 13'2 (2.13m x 4.03m)

Shower Room - 12'0 x 4'10 (3.68m x 1.49m)

Bedroom 1 - 9'5 x 13'10 (2.88m x 4.23m)

Bedroom 2 - 6'9 x 10'1 (2.06m x 3.08m)

Lounge - 12'4 x 16'1 (3.78m x 4.91m)

Interior

Internally, the property boasts beautiful period features with high ceilings, coving ceiling rose and feature fireplace. There is a modern three piece shower room, fitted kitchen with built in oven and hob with extractor, matching wall and base units with roll edge work surface and two bedrooms. The property has double glazing and electric heaters throughout.

Exterior

The garden offers a nice peaceful retreat and being low maintenance means you can enjoy bbq's and family get togethers in the sunshine. Gated access and fence to all boundaries with plenty of space for pit plants.

Location

Nearby are an array of shops, restaurants, and leisure facilities. Commuters benefit from superb rail connections via several local stations, providing direct links into London, while well-regarded schools, parks, and everyday amenities are all within easy reach, making this an ideal location for families and professionals alike.

School Catchment

The Westborough School

Chase High School

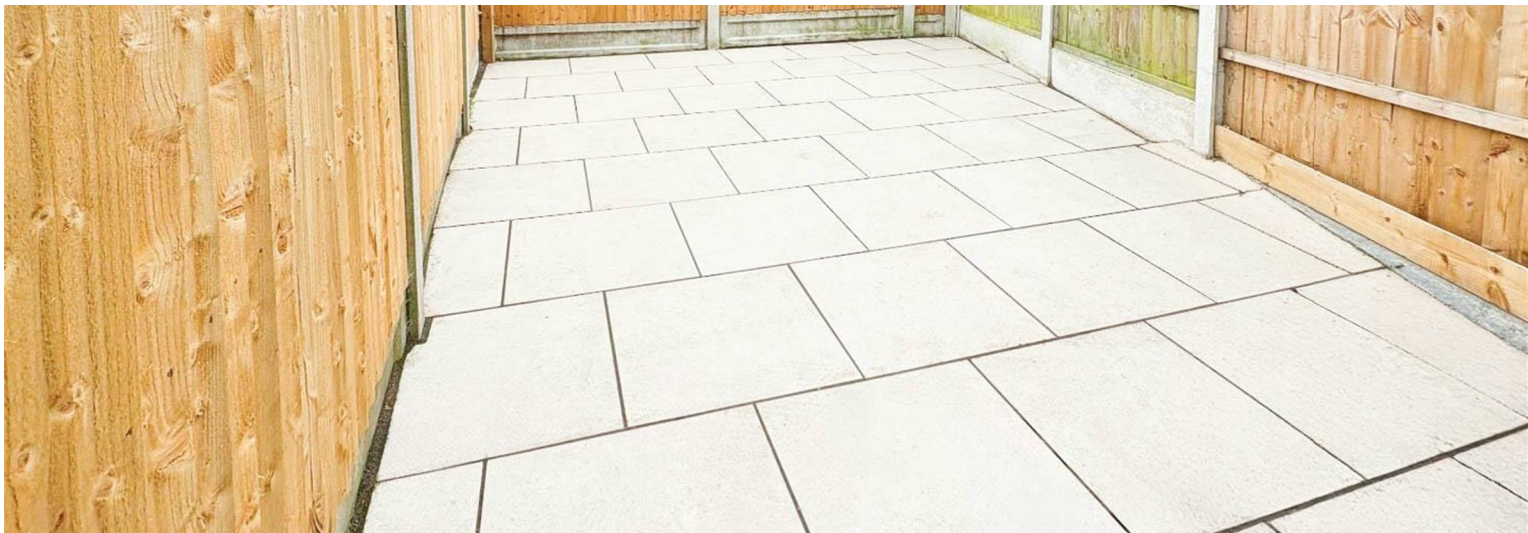
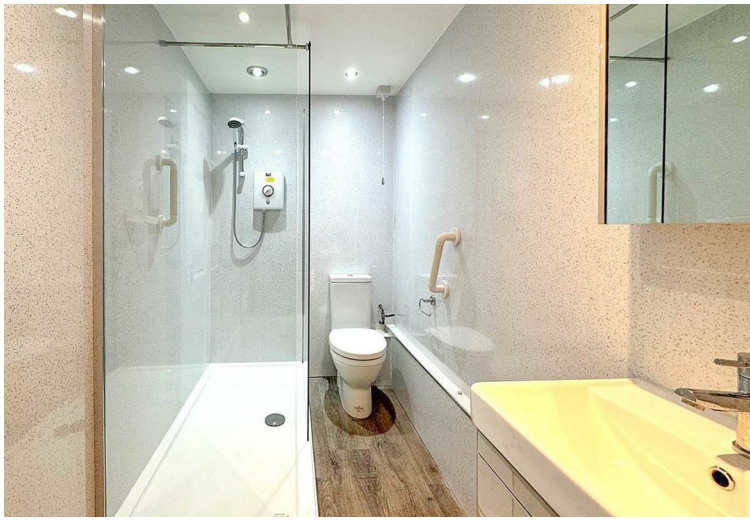
Tenure

Leasehold

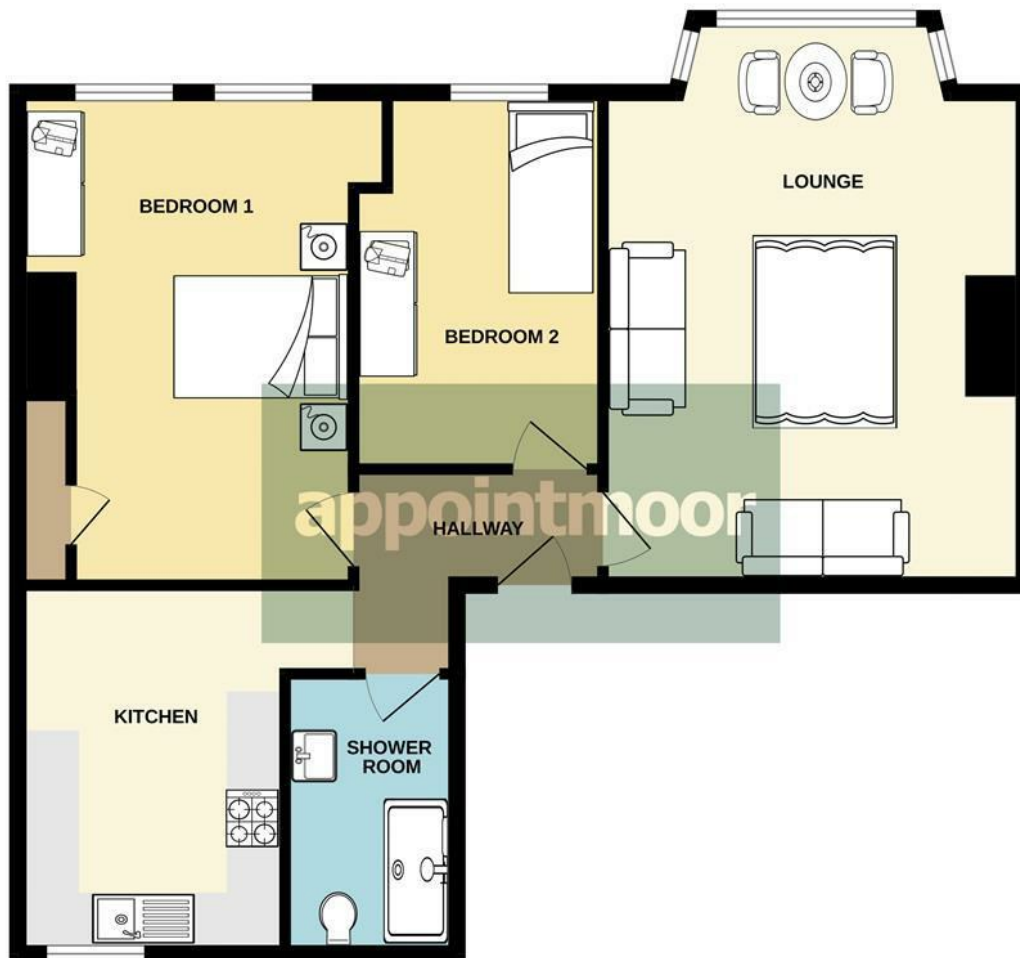
152 Years Remaining on the lease

No Ground Rent

No Service Charge



FIRST FLOOR



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		
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: 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

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