



## Brightwell Avenue, Westcliff on Sea

IDEAL FIRST TIME PURCHASE: Castle Estate Agents are pleased to offer FOR SALE this well presented 3 bedroom mid-terraced house set on this popular road in the heart of Westcliff close to all LOCAL SHOPS, BARS, RESTAURANTS and ALL BUS ROUTES, this property benefits from an approx 40ft REAR GARDEN.

- 3 Bedroom
- West facing
- Walk to local shops
- Chain free
- Double glazed
- Approx 40ft rear garden
- 2 Receptions
- Walk to local buses
- Kitchen/Diner
- Gas central heating

**£325,000 Freehold**

## Front aspect

Small front garden, hard wood door with frosted glass insets and side panel windows.

## Hallway

Stairs to first floor, under stair cupboard, down lighters, original coving, radiator, laminated wood flooring, doors to all rooms.

## Lounge 15'0" by 10'7" (4m 57cm x 3m 23cm) Max

Double glazed bay window to the front aspect, original coving, ceiling rose, wall mounted lights, power points, tv point, telephone point, radiator, laminated wood flooring, feature fire place with wood surround and tiled plinth, arch to Kitchen/Diner.

## Kitchen/Diner 16'5" by 14'7" (5m 0cm x 4m 44cm) Max

Down lighters, double glazed window to the rear aspect and double glazed French doors to the rear aspect, radiator, eye level and base level units, roll top work surfaces, 4 ring gas hob with under oven and over extractor fan, stainless single drainer with mixer taps, power points, laminated wood flooring, space for washing machine, fridge and freezer, tiled splash backs.

## First floor landing

Doors to all rooms, loft hatch.

## Bedroom 1 15'2" by 9'9" (4m 62cm x 2m 97cm) Max

Double glazed bay window to the front aspect, radiator, power points, tv point, original coving, fitted wardrobes.

## Bedroom 2 12'8" by 9'9" (3m 86cm x 2m 97cm) Max

Double glazed window to the rear aspect, radiator, power points.

## Bedroom 3 8'3" by 6'2" (2m 51cm x 1m 88cm)

Double glazed window to the front aspect, radiator, power points.



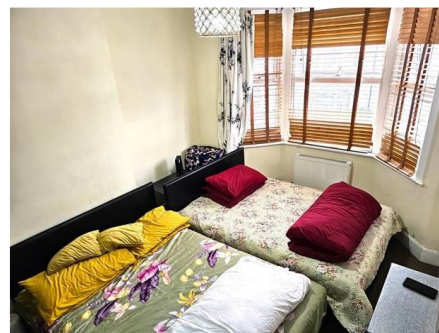
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## Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, down lighters, extractor fan, tiled splash backs, laminated wood flooring, heated towel rail, double glazed frosted window to the rear aspect.

## Rear garden

Approx 40ft West facing rear garden, mainly laid to lawn, decking area, outside tap, 2 x brick built sheds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

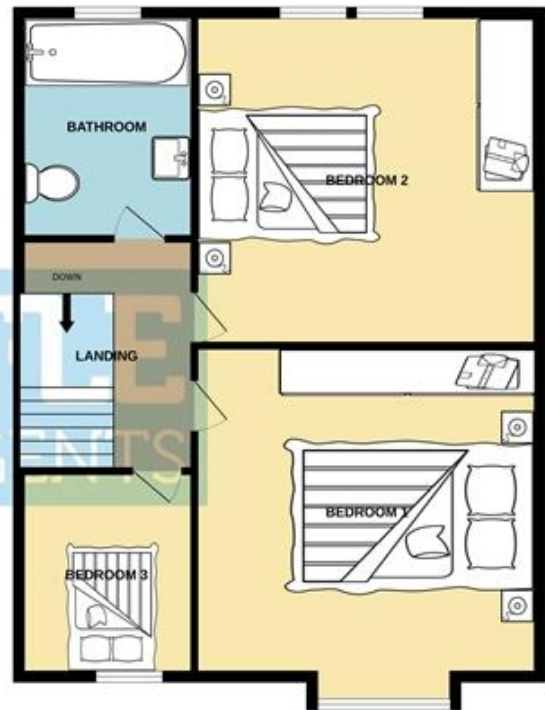
Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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GROUND FLOOR



1ST 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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