



FOR SALE

Alleyn Place, Westcliff-On-Sea SS0 8AT

Offers In Excess Of £615,000 Freehold Council Tax Band - E

- Detached House
- Quiet Residential Cul-de-Sac
- Three Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom, En-Suite & Cloakroom
- Attractive Rear Garden
- Detached Garage & Off Street Parking
- South of London Road
- Convenient for Rail Station & Amenities

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

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Description

Set in a quiet residential cul-de-sac, south of the London road, this delightful detached three bedroom house offers good size rooms, attractive rear garden, garage and parking. Two reception rooms to the ground floor plus a fully fitted kitchen and cloakroom and three double bedrooms, en-suite to principal room and family bathroom to the first floor. Externally there is a

detached garage to the side aspect with off street parking and a well-kept private rear garden with mature shrubbery. Located in a well-regarded residential setting, convenient for Westcliff rail station and amenities, and ideal for schools. Viewing highly advised.

Entrance

Front door into entrance hallway with fitted carpet, radiator and storage cupboard. Doors to all rooms.

Cloakroom

Two piece cloakroom comprising WC and vanity wash hand basin. Tiled floor and walls, obscure double glazed window to side and chrome heated towel rail.

Lounge

Spacious lounge with dual aspect double glazed window to the front and French doors leading out to the rear garden. Fitted carpet, two radiators, coving and decorative fireplace.

Kitchen

Fitted kitchen to the front aspect with double glazed window and double glazed door out to the side, tiled floor and inset spotlights. The kitchen has a range of wall and base units with quartz work surfaces, inset 1 & 1/4 sink with mixer tap and wall mounted boiler. Integrated double oven, fridge freezer, dishwasher and washing machine.

Dining Room

Dining room to the rear aspect with double glazed window, fitted carpet, radiator and coving. Stairs up to first floor.

First Floor

First floor landing with fitted carpet, double glazed window to front aspect radiator and storage cupboard housing water tank.

Bedroom 1

Bedroom to the front aspect with double glazed window to rear, fitted carpet, radiator and fitted wardrobe. Door to en-suite.

En-Suite

Three piece suite comprising WC, vanity wash hand basin and corner shower cubicle with curved glazed door. Tiled floor and walls, double glazed window to front, heated towel rail and extractor fan.

Bedroom 2

Bedroom to rear aspect with fitted carpet, double glazed window, radiator and fitted cupboard.

Bedroom 3

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

Bathroom

Three piece suite comprising WC, vanity wash hand basin and bath with shower over and folding glazed screen. Tiled walls and floor, double glazed window to side aspect, heated towel rail and extractor fan.

Rear Garden

Attractive, well-kept rear garden commencing with paved patio area leading to lawn and mature shrubbery. Gated side access to front.

Garage & Parking

Detached garage to the side with off street parking in front.



GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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