



FOR SALE

**Cliff Avenue,
Westcliff-On-Sea SS0 7AJ**

Offers In Excess Of £375,000 Freehold Council Tax Band - B

- Three Bedroom Terraced Home
- Two Reception Rooms
- Two Bathrooms
- Spacious Lounge/Diner & Kitchen
- Maintainable Rear Garden
- Good Schools Within Catchment
- Central Westcliff On Sea
- Walking Distance To Southend Highstreet & Westcliff Station
- Local Amenities Nearby
- Modern Interior Throughout

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

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Description

ARE YOU LOOKING FOR A THREE BEDROOM FAMILY HOME?

We are pleased to bring to market, Cliff Avenue. A beautiful three/four bedroom family home situated in the heart of Westcliff On Sea within a quiet area.

Offering three bedrooms, two reception rooms, fitted kitchen, two bathrooms and a maintainable rear garden this is the perfect home for a family.

With modern interior, there is no need to renovate making this the perfect property to move straight into! With the added bonus of being close to good school catchments, within walking distance to Southend Highstreet and nearby to Westcliff Station, you have everything you could need on your doorstep.

If you are looking for the perfect home, please call us now on 01702 719966 to arrange a viewing as soon as possible!

Entrance Hall

14'2" x 5'5" (4.33 x 1.67)

UPVC Door to entrance, tiled flooring with underfloor heating, double glazed obscure window to front aspect, dado rail, ornate cornice, under stair storage cupboard, pendant lighting.

Lounge/Bedroom 3

15'1" x 12'0" (4.60 x 3.67)

Wooden flooring with underfloor heating, double glazed bay window to front aspect, coving to ceiling, ceiling rose, pendant lighting.

Kitchen/Dining Room

22'1" x 10'2" x 8'6" x 8'1" (6.74 x 3.10 x 2.61 x 2.47)

Wooden flooring with underfloor heating, double glazed French doors to rear aspect, Velux window, coving to ceiling, pendant lighting.

Tiled flooring with underfloor heating, double glazed window to rear aspect, Velux window, base & wall units, Quartz worktop incorporating sink & drainer with waste disposal unit, mixer tap & additional water filter tap, 'BOSCH' oven, integrated 'BOSCH' microwave, space for fridge/freezer, 4 point electric hob with extractor over, spotlight lighting.

Downstairs Bathroom

10'1" x 7'1" (3.09 x 2.16)

Tiled flooring with underfloor heating, single glazed obscure internal window, tiled walls, base units, rolltop worksurface, space & plumbing for washing machine, space for tumble dryer, tiled walls, shower cubicle, hand basin, W/C, extractor, spotlight lighting.

Landing

7'8" x 7'5" (2.35 x 2.27)

Wooden flooring, loft access, pendant lighting.

Bedroom 1

15'2" x 10'8" (4.63 x 3.27)

Wooden flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

Bedroom 2

14'0" x 10'5" (4.27 x 3.18)

Wooden flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

Kitchen/Bedroom 3

10'11" x 6'6" (3.34 x 1.99)

Wooden flooring, base & wall units, rolltop worksurface incorporating sink & drainer, space for

fridge/freezer, integrated oven, 4 point electric hob with extractor over, partially tiled splashback, spotlight lighting.

Bathroom

9'7" x 7'8" (2.93 x 2.34)

Laminate flooring, heated towel rail, double glazed obscure window to rear aspect, storage cupboard, panelled bath, shower cubicle, hand basin, W/C, extractor, spotlight lighting.

Rear Garden

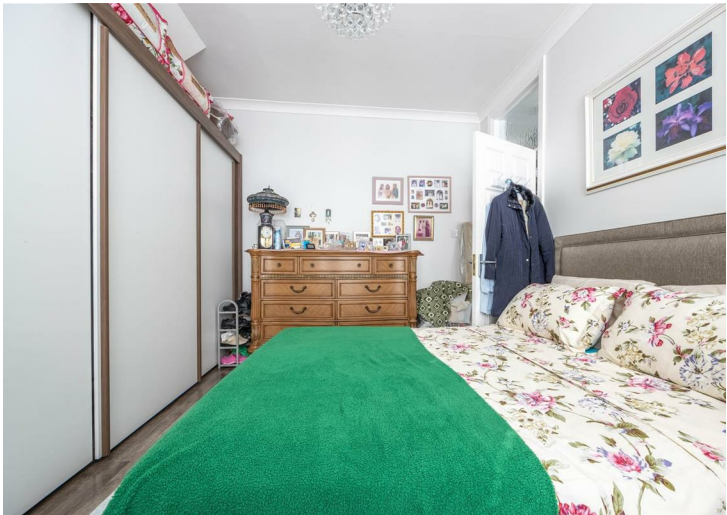
Decked patio area, concrete pathway, shrubs & flowerbeds, shed to remain, outside water tap.

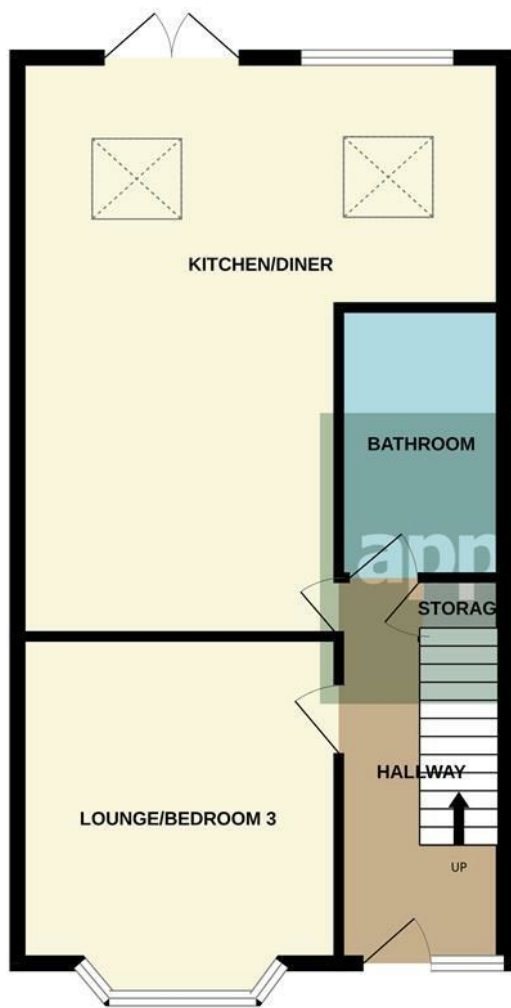
Front Of Property & Parking

Gated entrance, concrete pathway to entrance. On street parking.

School Catchments

Milton Hall Primary School and Nursery
St Helen's Catholic Primary School
Southend High School for Boys
Chase High School





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	89

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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