



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



335 Fairfax Drive, Westcliff On Sea, SS0 9LZ

£365,000

Being situated within a central location of Westcliff is this well maintained semi detached chalet offering spacious accommodation throughout and no onward chain. The ground floor offers a large lounge/diner and kitchen/breakfast room, ground floor double bedroom and shower room/wc. The first floor has two further double bedrooms and a spacious bathroom/wc. There is a good size rear garden and off street parking to front.

Upvc door to

Entrance hall

Carpeted, wall papered walls to coved ceiling, ceiling rose, radiator, wall mounted thermostat, built in storage cupboard, door off onto:

Lounge/diner 26' x 12 narrowing to 10' (7.92m x 3.66m narrowing to 3.05m)



Carpeted, wall papered walls to coved ceiling, brick built fire surround, double glazed leaded windows to front, radiators, leaded double glazed doors to rear garden:

Bedroom Three 14'1 x 12 to alcove (4.29m x 3.66m to alcove)



Carpeted, smooth plastered walls, double glazed leaded bay window to front, radiators, fire surround:

Ground floor shower room/wc 5 x 6'10 (1.52m x 2.08m)



Independent tiled shower cubicle, closed coupled push button flush w/c, pedestal wash hand basin, vinyl flooring, smooth plastered walls to coved ceiling, opaque double glazed window to side

Kitchen/breakfast room 18 max x 8'1 (5.49m max x 2.46m)



Fitted with cupboard and base units with eye level wall cupboards, rolled top work surfaces with tiled splash backs, built in four ring electric hob with electric oven under, recess and plumbing for washing machine, radiator, vinyl flooring, double glazed windows to side and rear, stairs to first floor, double glazed double door to:

Lean to 71 x 5'1 (21.64m x 1.55m)

Vinyl flooring, double glazed windows to sides, sliding double glazed door to rear garden:

First floor landing

Carpeted, smooth plastered walls, door off onto:

**Bedroom One 15'1 (restricted height x 9'1
(4.60m (restricted height x 2.77m)**



Carpeted, smooth plastered walls, radiator, double glazed leaded windows to front:

Bedroom Two 12'1 x 10'1 (3.68m x 3.07m)



Carpeted, smooth plastered walls, radiator, built in cupboard, double glazed windows to side:

Bathroom/wc 12' x 6'1 (3.66m x 1.85m)



White suite consisting panelled bath with integrated

shower over, shower screen, closed coupled push button flush w/c, vanity unit with inset wash hand basin, wall mounted mirrored medicine cabinet, extractor, vinyl flooring, smooth plastered walls, radiator, opaque double glazed window to rear.

Externally

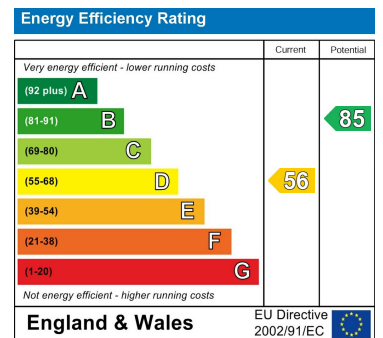
Good size rear garden approximately 80 foot in length commencing with a patio area to the immediate rear, mainly laid to lawn with flower and shrub borders, allotment area to far rear, access to garage. The front of the property is mainly paved with hedged front boundary and has own drive providing off street parking:

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.