



## Carlton Avenue

Westcliff-on-Sea

**£240,000** Price Guide



Bear Estate Agents welcome to the market this sizeable first floor flat which is located in a popular residential location close to Southend Hospital. There are three double bedrooms along with a spacious living/dining room plus ample communal parking.

- First Floor Flat
- Three Double Bedrooms
- Communal Gardens
- Ample Communal Parking Spaces
- Lounge/Diner
- Double Glazing
- Close To Hospital
- Close To Schools
- Gas Central Heating
- Bathroom - w.c



# Carlton Avenue



The accommodation comprises: Security entryphone system which leads to the communal hallway, stairs to the first floor, entrance hallway, three double bedrooms, large living/dining room, fitted kitchen and bathroom/w.c..

This property further benefits from double glazing, well tended communal gardens, communal parking.

Carlton Avenue is a popular residential location within easy access of Southend's hospital, major train links, local shops and schools.

## **Frontage**

Front of the development is mainly laid to lawn with mature shrubs.

## **Entrance**

Security entry phone system which leads you into the communal hall with stairs to all floors, entrance door leads into a entrance hallway.

## **Entrance Hallway**

A spacious L-shaped hallway and doors provide access to:

## **Living/Dining Room**

17'2 x 9'9

## **Kitchen**

9'1 x 6'5

## **Bedroom One**

12'5 x 9'10

## **Bedroom Two**

10'4 x 8'4

## **Bedroom Three**

10'0 x 8'6

## **Bathroom/w.c**

## **Exterior**

Communal garden with a communal washing line, large area for communal parking.

## **Agents Note**

Lease and charges to be confirmed

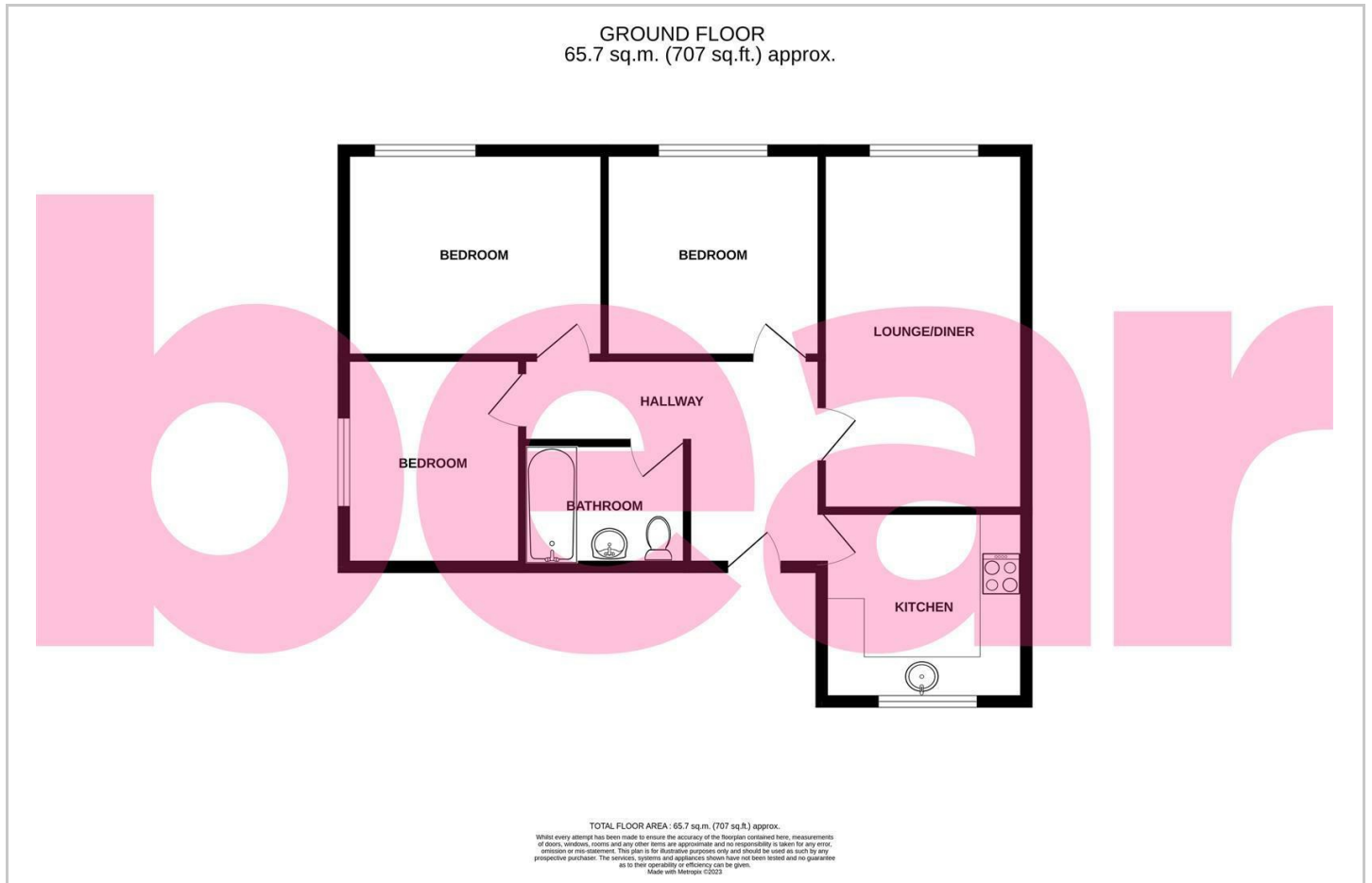


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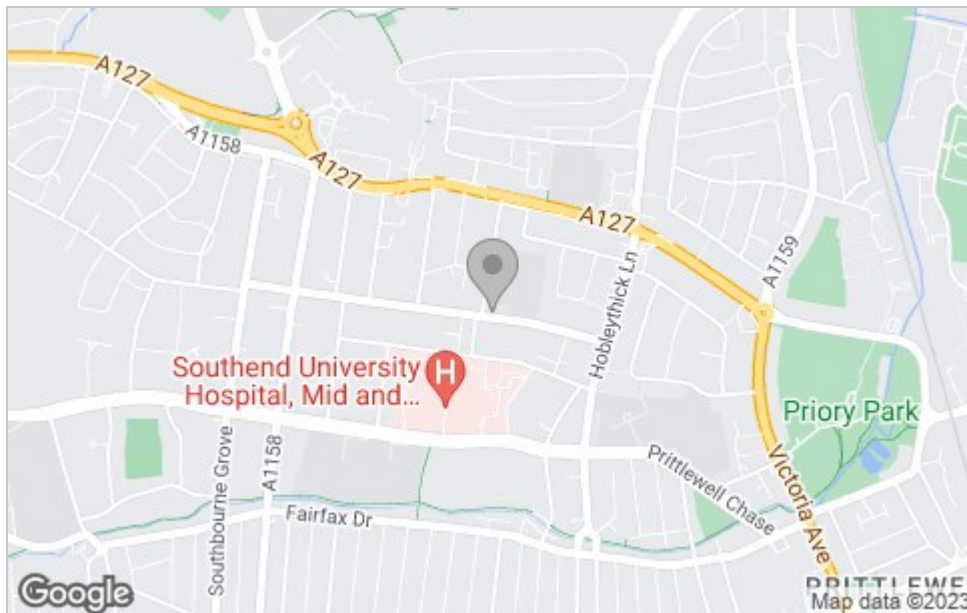




## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

