



**NO ONWARD CHAIN - Guide Price £600,000-£650,000 **

Bear Estate Agents are proud to bring "The Ness" to the market which provides a wonderful and rare opportunity. The property comprises up to four bedrooms, three reception rooms which provide an array of different uses and perfect for reconfiguration. There are many period features including high ceilings and sash windows along with a south facing garden measuring 55 feet. An independent driveway to the front provides off street parking. The property does require modernisation throughout but in return offers incredible potential.

- Detached Family Home
- Four Bedrooms
- Multiple Bathrooms & w.c's
- Independent Driveway
- Close To Major Rail Links
- Wonderful Potential
- Three Reception Room
- South Facing Garden
- Milton Conservation Area
- No Onward Chain

Avenue Terrace

Westcliff-on-Sea

£600,000

Price Guide



Avenue Terrace



The accommodation comprises of a large entrance hallway, three reception rooms, kitchen, utility room and guest shower room/w.c. To the first floor there are four bedrooms along with a bathroom and a separate w.c.

Further benefits include multiple Period features such as high ceilings and sash windows. The south facing garden measures some 55 feet in length with side access from both flanks. An independent driveway to the front provides parking.

Avenue Terrace is an idyllic location, ideal for commuters with major rail links close by which serve both Londons Liverpool and Fenchurch Street lines. The subject is also close to Hamlet Court Road shopping parade with its fine array of bars, restaurants and cafe's. Good local schools, seafront and Southend City Centre are also within easy reach.

Frontage

An independent driveway with a drop kerb provides off street parking.

Entrance & Hallway

27'1 x 5'9

Feature hardwood and original glazed door leads into the entrance hallway. Stairs to the first floor, double radiator, telephone point, understairs storage cupboard, window to the side (houses the fuse board and gas meter), side door provides external side access, doors to:

Living Room

16'2 x 12'4

Feature decorative ceiling rose, stunning sash bay window to the front, fireplace, double radiator.

Dual Aspect Sitting Room

11'3 x 11'3

Coving to ceiling edge, feature sash window to the rear aspect overlooks the garden and further sash window to the side aspect, radiator.

Formal Dining/Morning Room

12'0 x 11'9

Feature sash window to the side aspect, parquet wood flooring, double radiator, floor to ceiling storage cupboard with double doors, tiled fireplace, further door to:

Walk-in Pantry

3'9 x 2'8

Sash window to the side aspect, storage shelving, parquet wood flooring.

Kitchen

12'3 x 9'9

Feature sash window to the side aspect, feature door provided access onto a garden. Wall mounted Vaillant boiler, floor to ceiling storage cupboard, door to:

Utility Room

5'0 x 4'7

Space for utility appliances, further door to:

Shower Room/w.c

6'4 x 5'1

Glazed window to the rear aspect, tiling to floor. A white suite comprises of a walk-in tiled shower enclosure with electric wall mounted shower, sink unit with mixer tap and storage under, splashback tiling, w.c.

Split Level Landing

3'7 x 6'3

Obscure double glazed window to the side aspect, radiator, built in storage cupboard, doors to:

Dual Aspect Bedroom One

18'4 x 16'0

Feature sash bay window to the front and side aspects, double radiator, tiled fireplace.

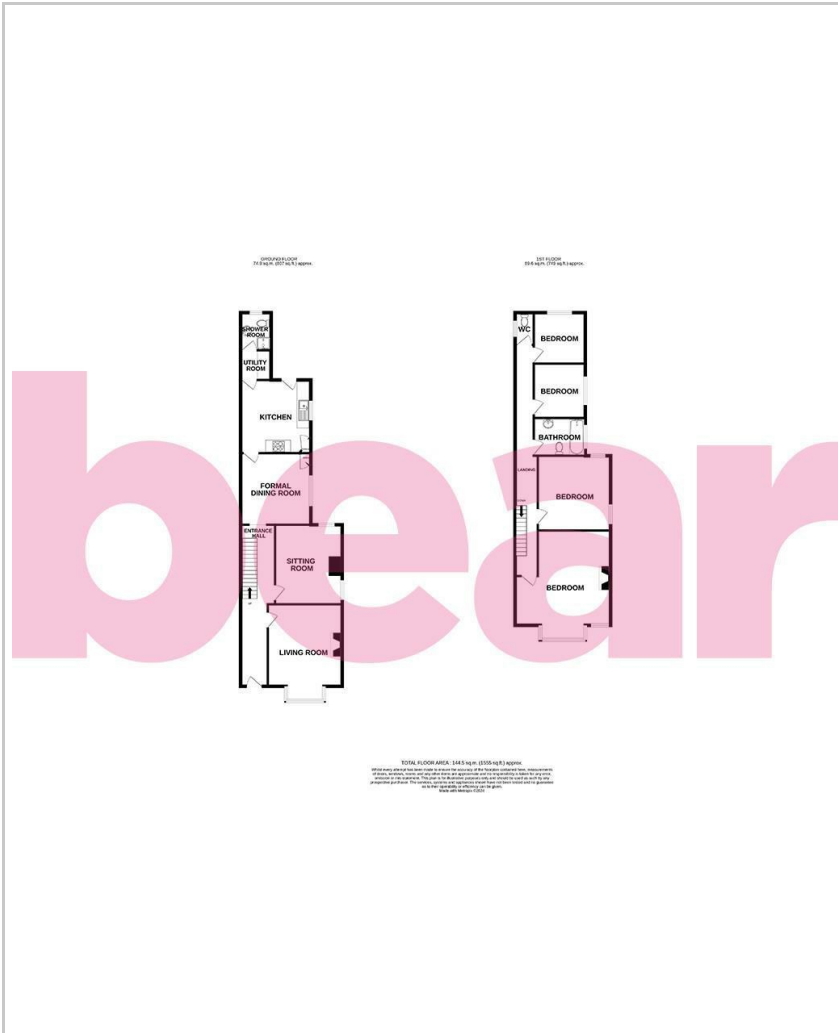
Dual Aspect Bedroom Two

12'6 x 12'2

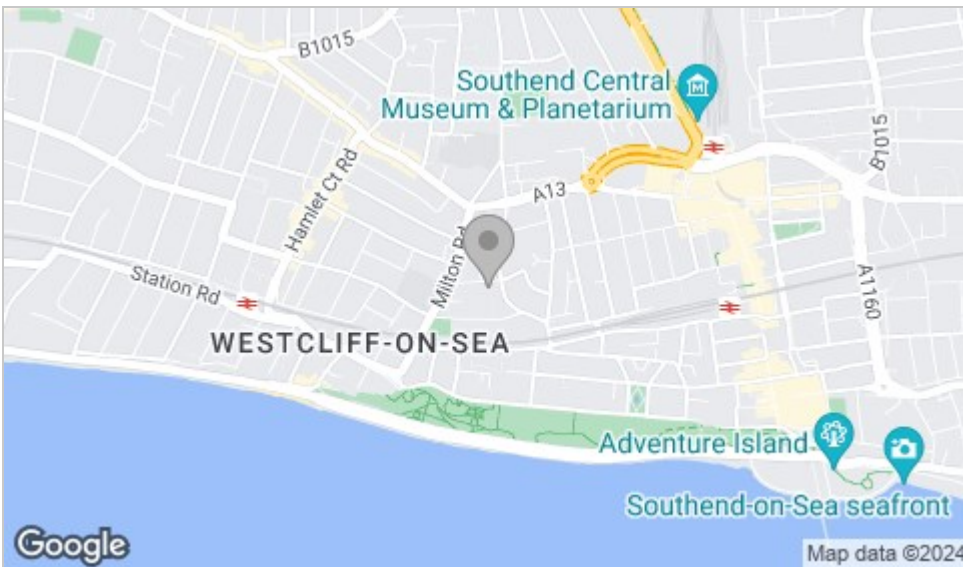
Coving to ceiling edge, feature sash window to both side and rear aspects, double radiator.



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.

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Energy Efficiency Graph

