



\* £200,000 - £215,000 \* New Lease on Completion of Sale \* Two bedroom first floor flat offering a large bay fronted lounge and kitchen, as well as access to a communal rear garden. Ideally located close to ideal amenities, schools, bus links and Westcliff Train Station.

- Good-Sized First Floor Flat
- Good Condition Throughout
- Bay Fronted Lounge
- Spacious Kitchen
- Two Bedrooms
- Three Piece Bathroom
- Access to the Loft
- Communal Garden
- New Lease on Completion of Sale
- Double Glazing and Gas Central Heating

## Burdett Avenue

Westcliff-on-Sea

**£200,000**

Price Guide



# Burdett Avenue



Burdett Avenue is a quiet residential road in Westcliff-on-Sea just minutes from London Road and Hamlet Court Road, both offering an abundance of favoured shops and eateries. There are bus links close to hand, as well as Westcliff Train Station serving London Fenchurch Street Station on the C2C line. Within the area, you will also find well-regarded schools, the seafront and parks.

The flat is well presented throughout and offers a bay fronted lounge, plus a spacious kitchen. There is one double bedroom, a single bedroom and a three piece bathroom within. Further benefits include access to the loft, a communal garden, double glazing and gas central heating.

## **Two Bedroom First Floor Flat**

### **Lounge**

14'8 x 10'10

### **Kitchen**

13'3 x 11'2

### **Bedroom One**

15'10 x 12'6

### **Bedroom Two**

8'8 x 5'10

### **Three Piece Bathroom**

5'11 x 5'9

### **Storage**

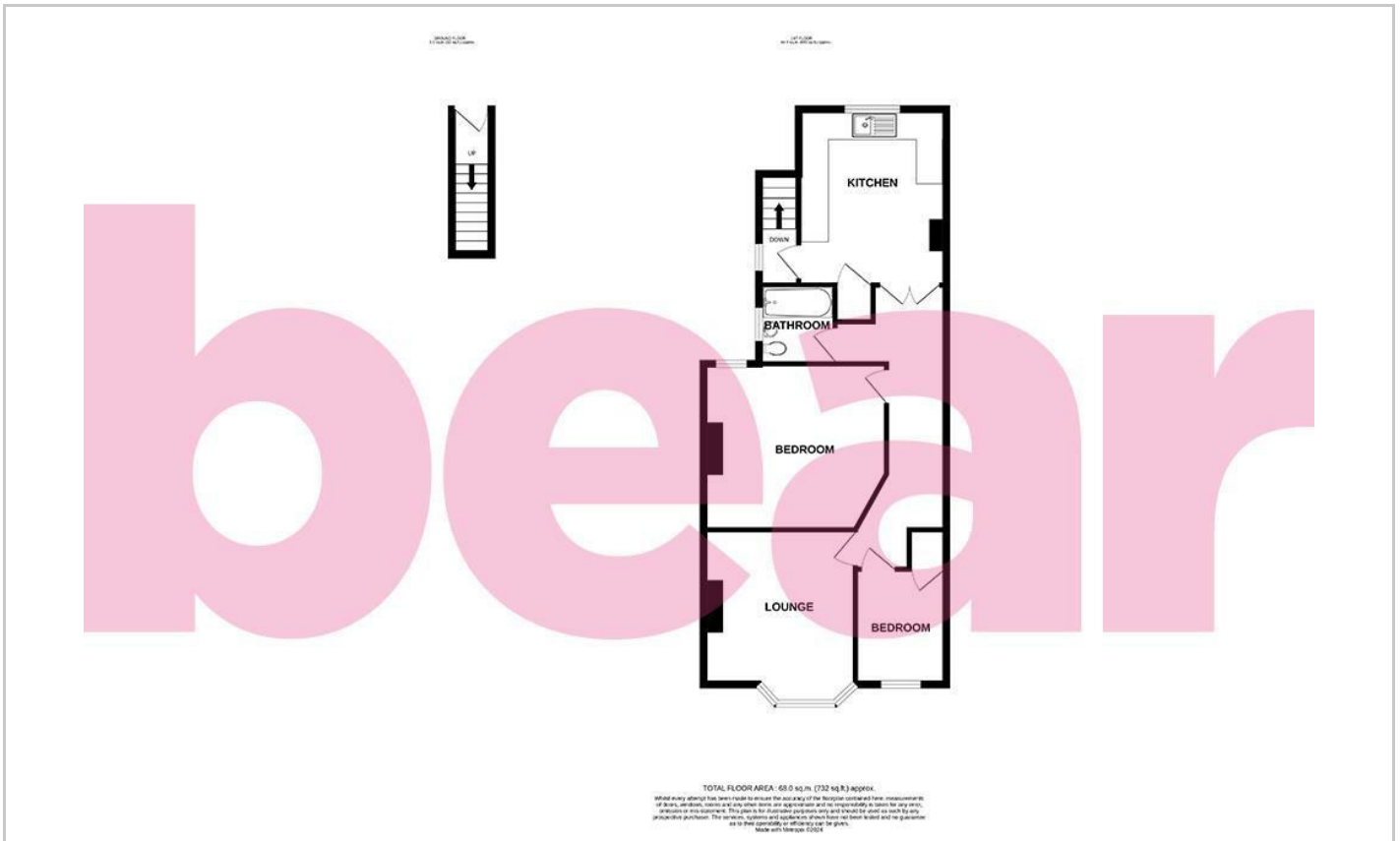
### **Loft Access**

### **Communal Garden**

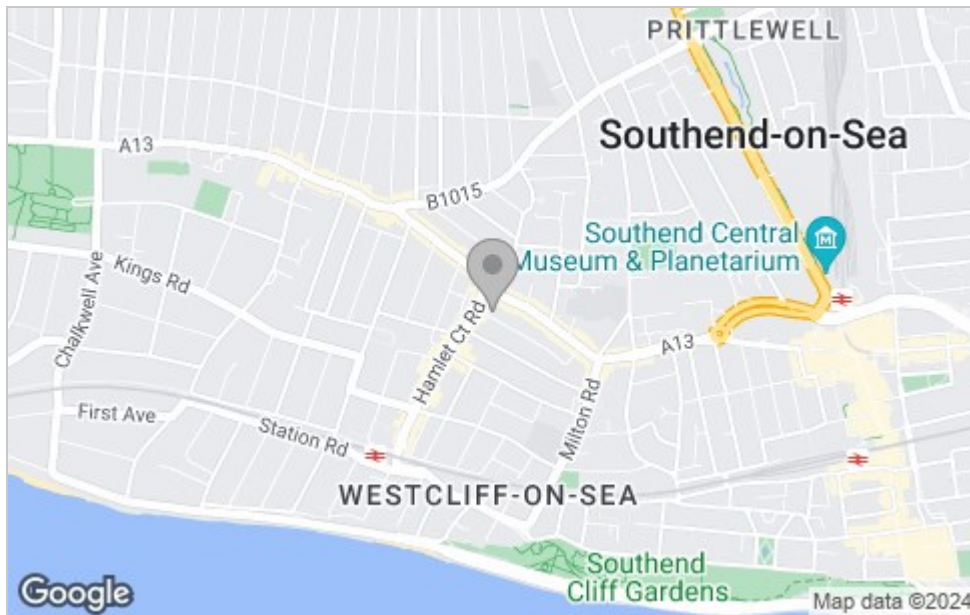




## Floor Plan



## 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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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

## Energy Efficiency Graph

