



* £265,000 - £285,000 * No Onward Chain * Sizeable three bedroom first and second floor maisonette boasting two reception rooms plus a well presented kitchen, a utility room and a private laid to lawn rear garden. Situated close to excellent schools, amenities and convenience travel links.

- No Onward Chain
- Split Level Maisonette with Accommodation Over Two Floors
- Large Kitchen and a Separate Utility Room
- Three Double Bedrooms
- Private Rear Garden
- Private Entrance
- Bay Fronted Lounge and a Dining Room
- Three Piece Bathroom
- Ample Storage
- Double Glazing and Gas Central Heating

Westborough Road

Westcliff-on-Sea

£265,000

Price Guide



Westborough Road



Bear Estate Agents are pleased to bring to the market with no onward chain, this good-sized three bedroom split level maisonette with accommodation over two floors. The property is accessed via a private entrance with stairs leading up to the first floor landing. This level is the heart of the accommodation which offers a bay fronted lounge, dining room, a large kitchen, a utility room, the three piece bathroom and bedroom three. Stairs in the dining room lead to the second floor which comprises two double bedrooms with ample storage space in each. Externally, you will find a private 'L' shaped laid to lawn rear garden.

Westborough Road provides a central location for commuters as excellent travel networks such as bus links, Westcliff Train Station, London Road and the A127 are all easily accessible. The immediate area provides an abundance of shops, eateries and parks, along with well-regarded schools and Southend Hospital.

Three Bedroom Maisonette

Private Entrance

First Floor Landing

Lounge

16'2 x 9'7

Dining Room

13'9 x 6'6

Kitchen

14'3 x 12'2

Utility Room

6'9 x 3'4

Bathroom

6'1 x 6'0

Bedroom Three

14'9 x 9'2

Second Floor Landing

Bedroom One

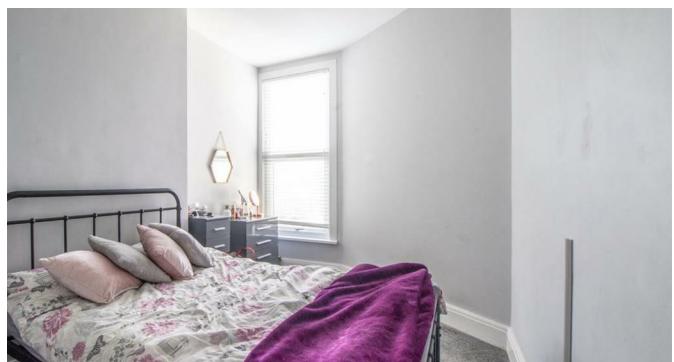
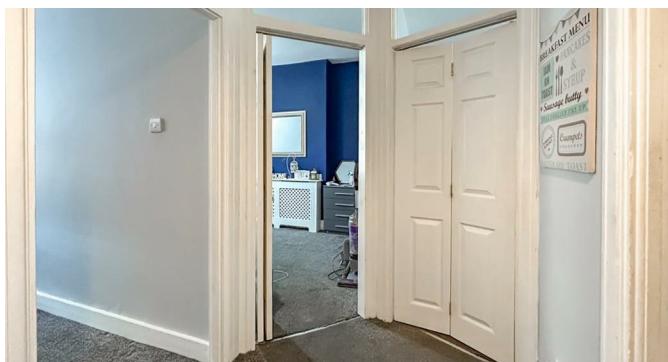
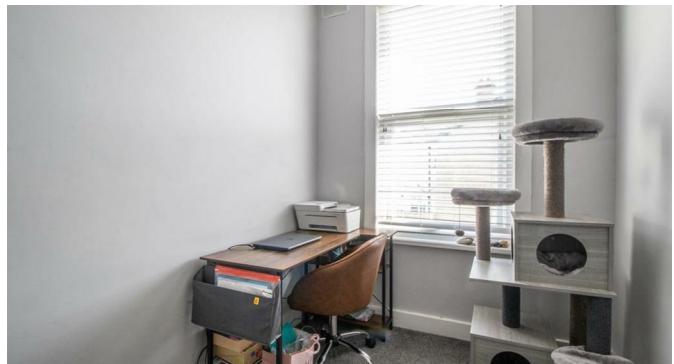
15'8 x 14'4

Bedroom Two

16'0 x 10'1

Storage

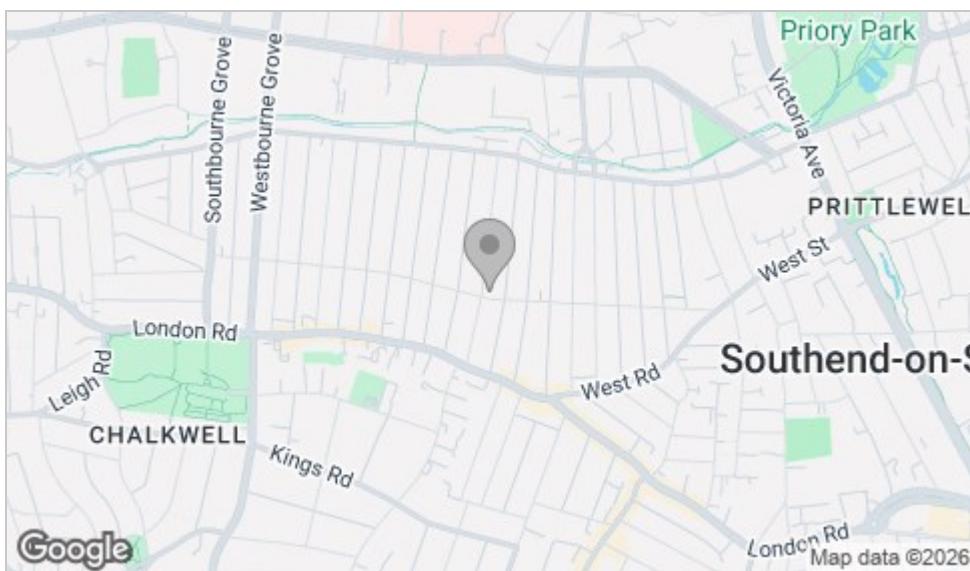
Garden



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.

| Energy Efficiency Graph | | |
|---|---------|-------------------------|
| Energy Efficiency Rating | | |
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| 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 |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Office: 01702 811211 info@bearestateagents.co.uk <https://www.bearestateagents.co.uk>