



* Guide Price £300,000 - £325,000 *

Bear Estate Agents are delighted to bring to the market this spacious and well presented three bedroom first floor flat, boasting a private balcony, feature fireplaces, a generous garden and direct access to the rear.

- First Floor Flat
- Fitted Kitchen with Direct Access to the Garden
- One Single Bedroom Leading to a Private Balcony
- Generous Rear Garden
- Double Glazing Throughout
- Bay Fronted Lounge
- Two Double Bedrooms with Feature Fireplaces
- Modern Three Piece Bathroom
- Private Balcony to the Front
- Gas Central Heating

Britannia Road

Westcliff-on-Sea

£300,000

Price Guide



Britannia Road



Internally, the property offers a landing that flows into a bay fronted lounge and a fitted kitchen positioned to the rear with direct access down to the garden. There are two well-proportioned double bedrooms with charming feature fireplaces, alongside a single bedroom to the front which provides access to a private balcony. A modern three piece bathroom completes the layout. The home further benefits from double glazing and gas central heating throughout. Externally, the property is enhanced by a generous rear garden, presenting plenty of outdoor space, while the private balcony from the third bedroom adds a unique feature.

Located on Britannia Road in Westcliff-on-Sea, the property is close to popular schools including Barons Court Primary School, Milton Hall Primary School and Nursery and Belfairs Academy. The seafront, London Road, Westcliff Train Station, bus links and an array of local amenities are also easily accessible.

Three Bedroom First Floor Flat

Entrance Hall

Landing

Lounge

16'4 x 12'5

Kitchen

12'5 x 11'5

Bedroom One

14'5 x 12'5

Bedroom Two

9'6 x 9'6

Bedroom Three

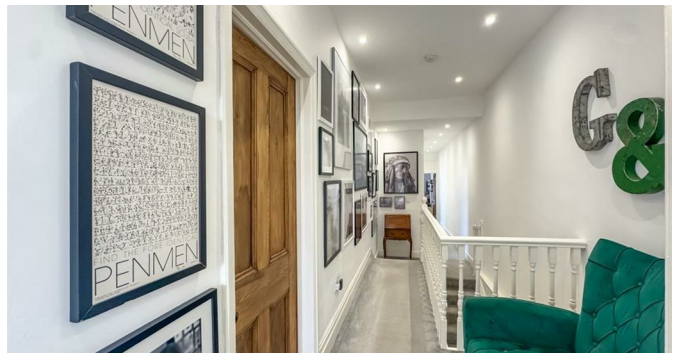
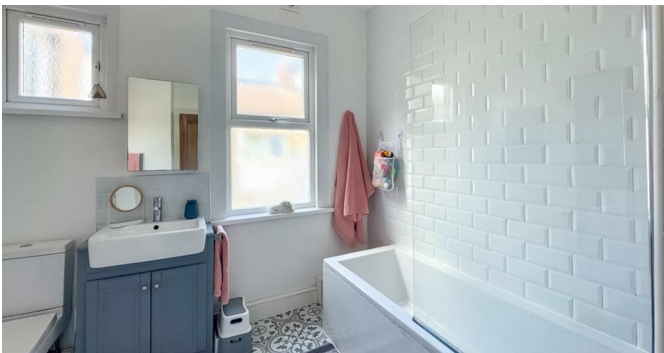
9'6 x 6'10

Balcony

Bathroom

9'6 x 9'6

Garden



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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.

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

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		77 52	
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			