



\* £230,000 - £250,000 \* Versatile one/two bedroom ground floor flat in Westcliff-on-Sea close to amenities and travel links including Westcliff Train Station and the seafront. Boasts a private rear garden, a garage and one off-street parking space. Offered to the market with a long lease.

- Ground Floor Flat
- Versatile Living Accommodation
- Able to be Utilised as a One or Two Double Bedroom Property
- Lounge/Dining Room with a Bay Window
- Healthy Remaining Lease
- Three Piece Bathroom
- Private Rear Garden
- Garage
- Off-Street Parking Space
- Double Glazing and Gas Central Heating

## Anerley Road

Westcliff-on-Sea

**£230,000**

Price Guide



# Anerley Road



Bear Estate Agents are pleased to bring to the market, this generous two bedroom ground floor flat in Westcliff-on-Sea. Anerley Road is a quiet residential road that provides easy access to London Road, bus links and Westcliff Train Station serving London Fenchurch Street Station on the C2C line. There are a range of favoured shops and eateries within a close distance, as well as local parks and the picturesque seafront.

The flat boasts versatile living space to offer either one double bedroom and two reception rooms, or two double bedrooms with one reception room, depending on the owners needs. To the front of the property, you will find a bay fronted bedroom (currently used as a lounge), with a further double bedroom adjacent. The flat further accommodates a kitchen with access to a private garden, a lounge/dining room which is complemented by a bay window and a three piece bathroom. Further benefits include double glazing, gas central heating, a long lease, a garage and one off-street parking space.

## Two Bedroom Ground Floor Flat

### Entrance Hall

### Bedroom One/Lounge

14'10 x 10'0

### Bedroom Two

11'5 x 10'0

### Kitchen

10'6 x 8'2 > 5'8

### Lounge/Dining Room

13'1 x 11'7

### Bathroom

7'8 x 5'8

### Storage

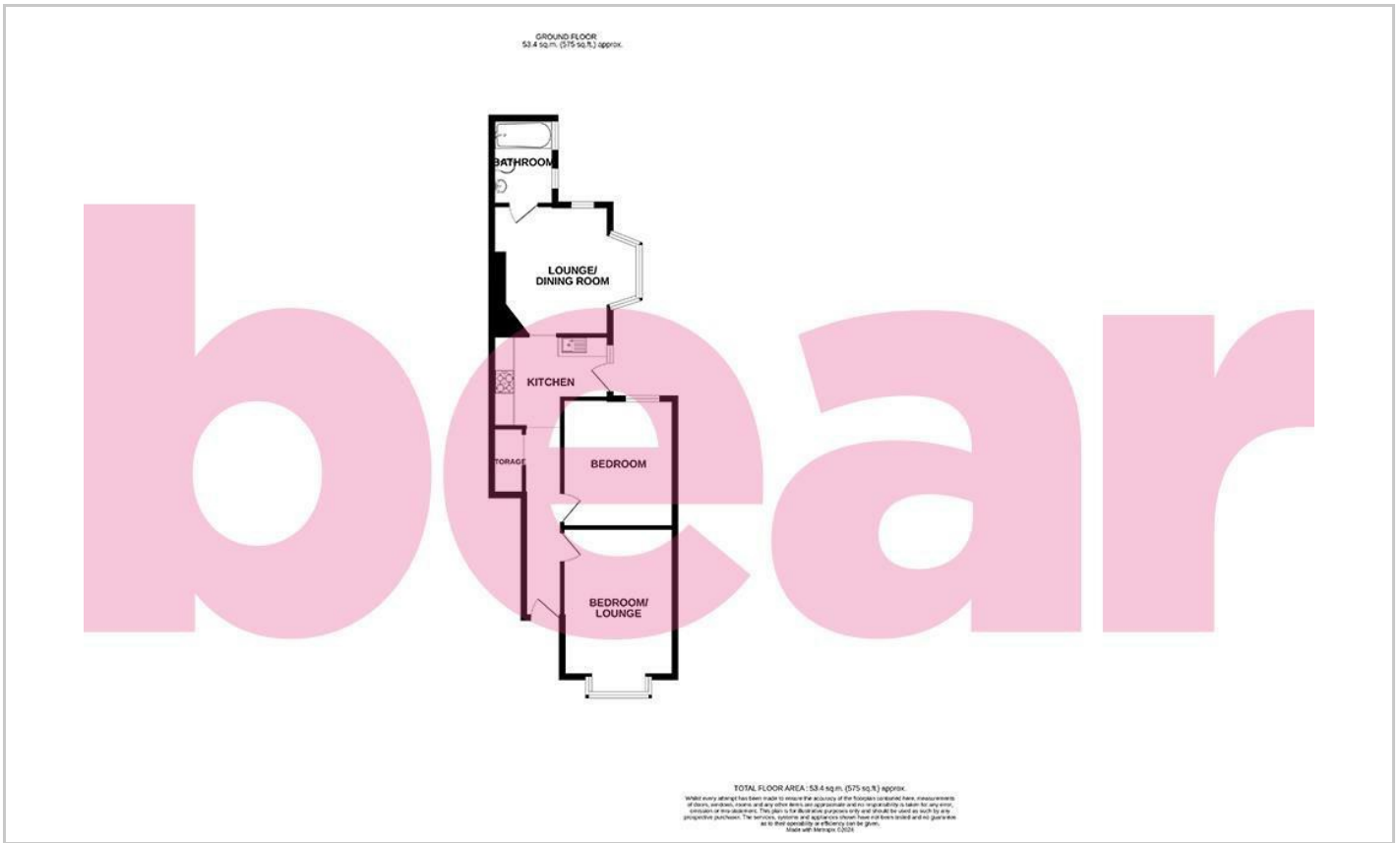
### Garden

### Garage

### Off-Street Parking



# 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

