



\* ALLOCATED PARKING \* MOMENTS FROM WESTCLIFF STATION \* GREAT SCHOOL CATCHMENT \* GROUND FLOOR FLAT \* Nestled in the charming Anerley Road of Westcliff-on-Sea, this delightful flat offers a perfect blend of comfort and convenience. Boasting a spacious ground floor layout, this property features a bay fronted lounge diner and a modern fitted kitchen, ideal for hosting gatherings or simply relaxing after a long day. With one reception room, two cosy bedrooms, and a clean bathroom, this flat provides ample space for both relaxation and entertainment. The generous master bedroom ensures a peaceful retreat, while the well-maintained bathroom adds a touch of elegance to the property. Convenience is key with this flat, as it comes with the added bonus of a parking space on the front driveway, making parking a breeze. Additionally, its proximity to the Seafront, Westcliff Station, and Hamlet Court Road shopping facilities makes running errands or enjoying leisurely strolls a simple and enjoyable task. The home sits within fantastic catchment areas for both Barons Court and Milton Hall primary schools as well as Belfairs Academy senior school.

- To request a viewing, please email agent or request details
- Moments from Westcliff Station for commuters
- Bay-fronted reception room
- Ground floor flat
- Beachfront a short stroll away
- Off-Street Parking
- Period character building
- Amenities and bus links only around the corner
- Generous master bedroom
- Hamlet Court Road bars and restaurants

## Anerley Road

Westcliff-on-Sea

**£1,100 Per Calendar Month**

Per Calendar Month



# Anerley Road



## Frontage

Allocated parking for one large vehicle, side entrance to the communal hallway, entrance to:

## 'L' Shaped Hallway

Solid wood entrance door to the side, fuse board, radiator, carpet.

## Lounge

12'7 x 12'10 into the bay

Coved ceiling, two radiators, carpet, double glazed bay-window to the front.

## Kitchen

9'10 x 3'6

UPVC double glazed window to the side. Modern white gloss kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome mixer tap, integrated oven, four ring electric hob, stainless steel splashback, extractor fan above, space for a washing machine, integrated fridge/freezer, cupboard housing a wall-mounted boiler, laminate flooring.

## Bathroom

7'8 x 4'10

Fully tiled walls, three-piece suite comprising of; panelled bath with shower over, low-level w/c, pedestal wash basin, chrome heated towel rail, extractor fan, lino flooring.

## Bedroom One

14'5 > 10'7 x 11'2

UPVC double glazed window to rear aspect, radiator, carpet.

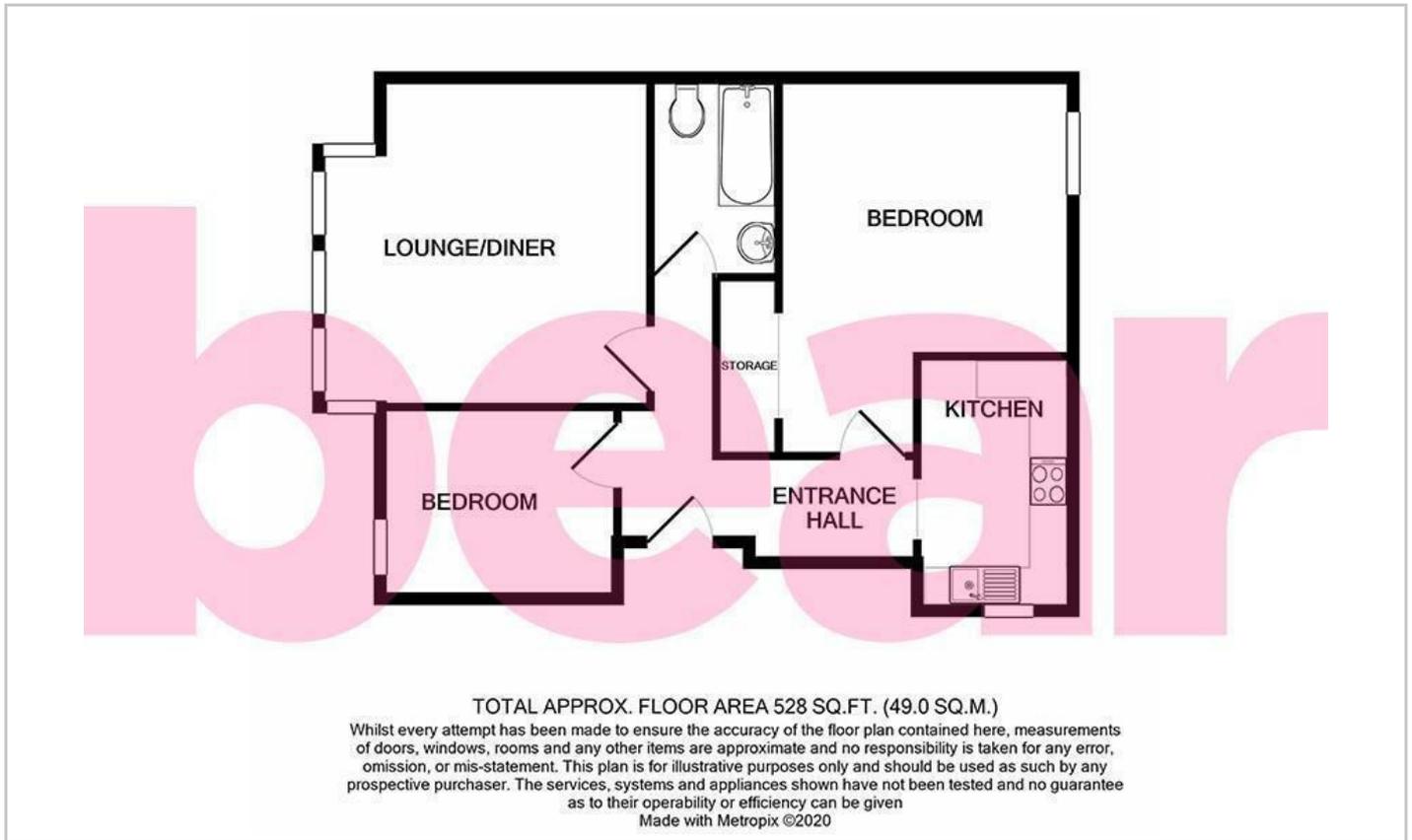
## Bedroom Two

8'6 x 7'3

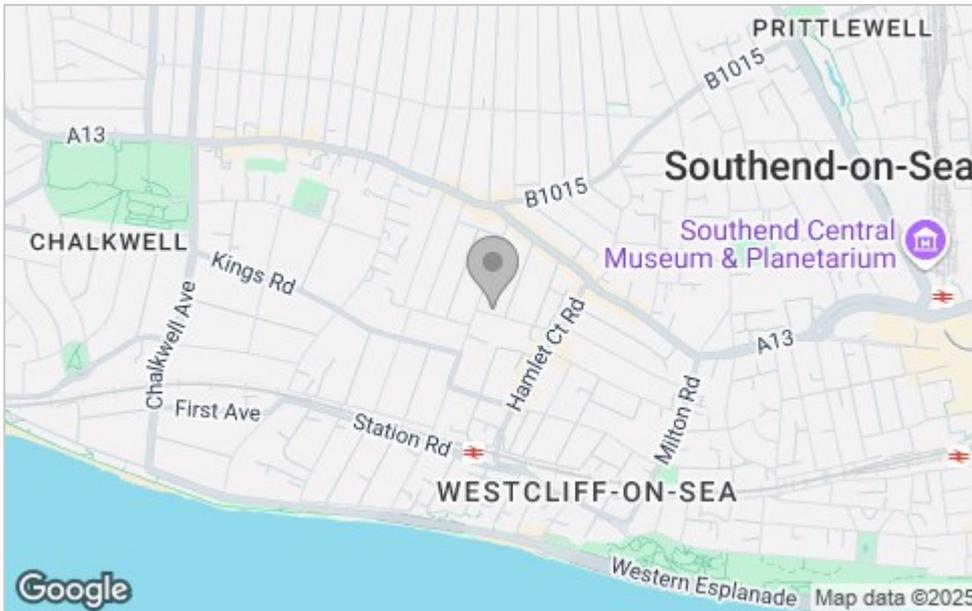
Obscured UPVC double glazed window to front aspect, radiator, carpet.



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

