



* £140,000- £160,000 * PRIVATE BALCONY AND OWN REAR GARDEN * OPTION OF RENEWED LEASE ON COMPLETION * Bear Estate Agents are pleased to announce this immaculate, first floor apartment situated in the well-known Fairfax Drive area of Westcliff-on-Sea. This charming apartment features a master bedroom, a modern fitted kitchen, a stylish three-piece bathroom, and a spacious lounge area. One of the standout features of this property is the balcony at the rear, providing a private section of the garden that offers a serene outdoor space. The location is ideal for those seeking convenience and accessibility. Situated close to Southend Hospital, this property is also within easy reach of local amenities and transport links, making it perfect for professionals and first-time buyers alike. The vibrant neighbourhood ensures that you are never far from what you need.

- First Floor Apartment
- Double Bedroom
- Private Section of Rear Garden
- Close to Local Amenities
- Option of renewed lease
- Modern Bathroom
- Balcony
- Close to Southend Hospital
- Close to Transport Links

Fairfax Drive,

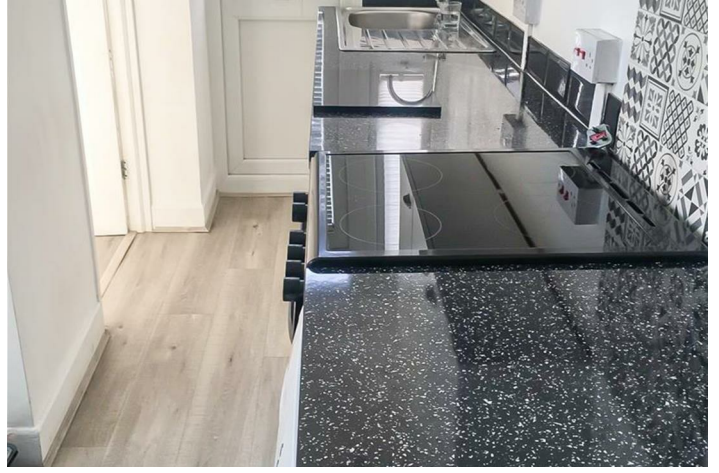
Southend-on-sea,

£140,000

Price Guide



Fairfax Drive,



Property Overview

This immaculate first-floor apartment on Fairfax Drive, Westcliff-on-Sea, features a master bedroom, modern kitchen, three-piece bathroom, spacious lounge, balcony, and private garden section. Conveniently located near Southend Hospital, local amenities, and transport links. Ideal for professionals and first-time buyers.

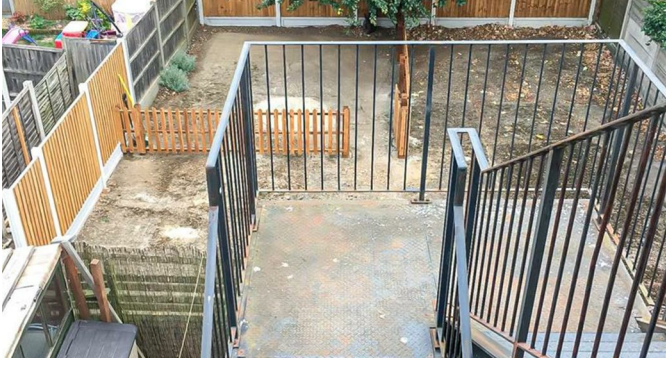
Ground Floor

Upon entering this delightful first-floor apartment, you are greeted by a generously sized lounge/bedroom, complete with two double glazed windows to the front of the property, providing ample natural light. This room also features a convenient storage cupboard and additional eaves storage, ensuring plenty of space for your belongings. The modern kitchen/diner, is equipped with a range of eye and base level units, a stainless steel sink with mixer tap, an electric oven and hob, and essential white goods including a washing machine and fridge/freezer. The kitchen leads directly to the balcony and the private rear garden, perfect for enjoying outdoor meals or simply relaxing.

The contemporary bathroom includes a panel bath with a wall-mounted shower over and a pedestal wash hand basin. Adjacent to the bathroom is a separate toilet with a double glazed opaque window to the rear and a low-level W/C, adding to the practicality of the apartment.

Exterior

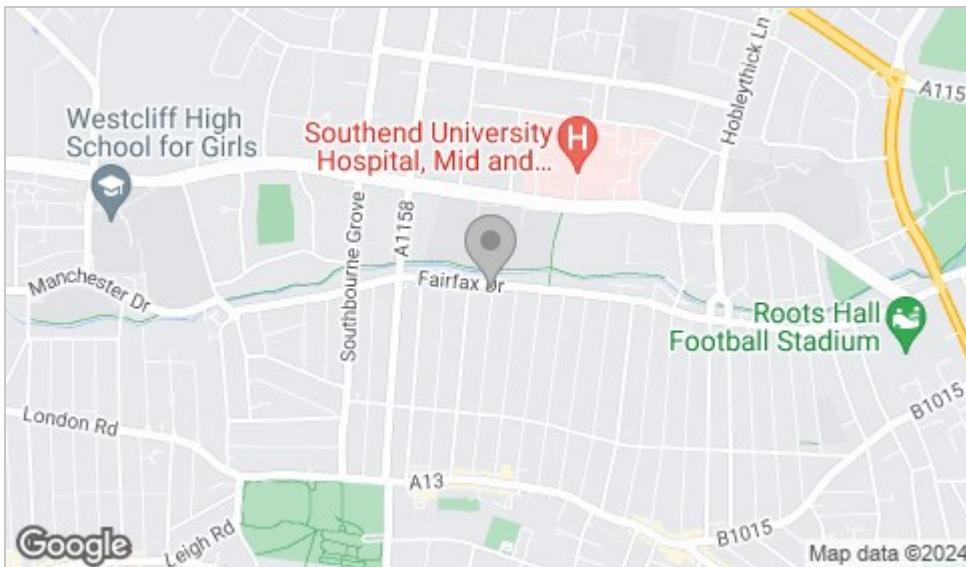
Externally, the property boasts a private section of the rear garden, offering a tranquil retreat from the hustle and bustle of daily life. The apartment is also ideally located within the catchment area for reputable schools, providing excellent educational opportunities for families.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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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>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<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		