



\* £110,000- £130,000 \* PRIVATE BALCONY AND SOUTH-FACING GARDEN \* OPTION OF RENEWED LEASE ON COMPLETION \* WALK TO BOTH PRITTLEWELL AND WESTCLIFF STATIONS \* 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.

- Top floor apartment
- Versatile layout with ample storage
- Private section of south-facing garden
- Close to amenities and bus links
- Option to renew lease upon completion
- Modern bathroom and kitchen
- South facing balcony
- Close to Southend Hospital
- Walk to both Prittlewell and Westcliff Stations
- No onward chain

## Fairfax Drive, Southend-on-sea,

**£110,000**

Price Guide



# Fairfax Drive,



## Frontage

Front garden with garden wall and side access to garden and a front door leading into the communal entrance, with a staircase rising to the second floor private entrance door.

## Hallway

Entrance hall with cupboard and doors to.

## Bedroom/Reception Room

Two UPVC double glazed windows to front aspect and a double glazed Velux windows to side aspect, large open eaves area perfect for built-in wardrobes, additional built-in storage cupboard, double radiator, ample room for bed and lounge area area, skirting, wood effect laminate flooring.

## Kitchen-Diner

UPVC double glazed door to rear aspect for balcony and south-facing garden access as well as a double glazed rear window and double glazed Velux window to side aspect. Matt white kitchen units both base level and wall-mounted comprising; stainless steel sink with chrome mixer tap and a tiled splashback, space for appliances, granite effect laminate worktops, built-in storage cupboard, large eaves storage area, skirting, wood effect laminate flooring (dining room has a concertina door and could be used as a bedroom instead).

## Three-Piece Bathroom

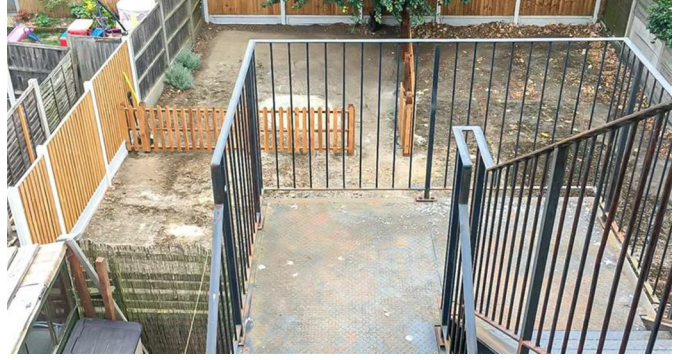
Two obscured UPVC double glazed windows to rear aspect, bathtub with shower over, partial wall tiling, pedestal wash basin with chrome taps and tiled splashback, wall-mounted mirrored cupboard, low-level w/c, radiator, skirting, wood effect laminate flooring.

## South-Facing Balcony

Metal balcony with space for seating, iron railings and stairs leading down to garden.

## South-Facing Rear Garden

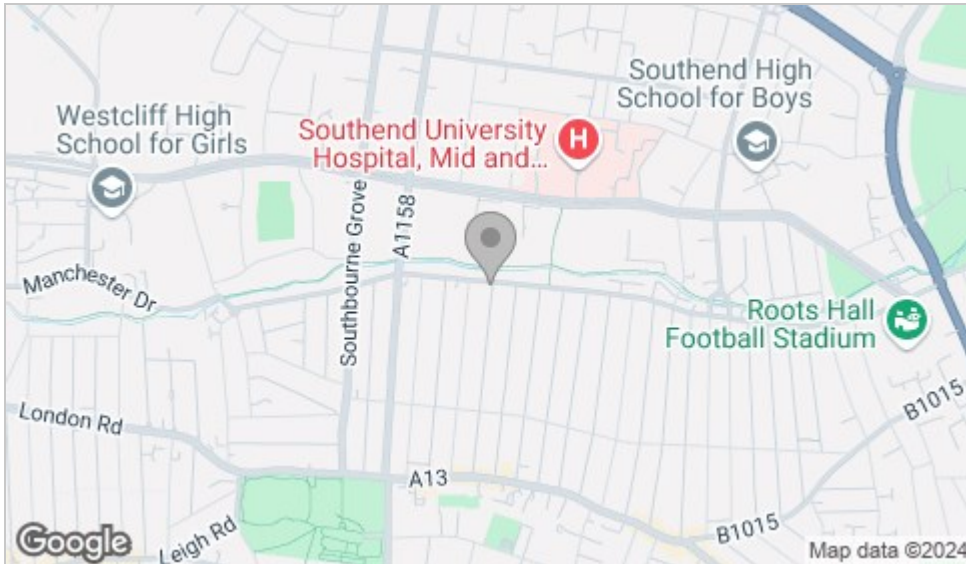
Private section of rear garden with fencing, lawn and a feature tree.



# 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.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

