



Guide Price £375,000 - £400,000 This semi-detached home seamlessly blends traditional charm with modern living. Original features like high ceilings, stained glass windows, exposed brickwork, and real wood flooring enhance the property's character. The home offers potential to extend, subject to planning permission, presenting a fantastic opportunity to customize your dream living space. Inside, the welcoming hallway leads to an open-plan lounge/diner with bi-folding doors to the rear garden, a galley kitchen with ample storage, a modern bathroom, and three bedrooms, including two doubles and a versatile box room.

Situated in a prime location, the property is a 15-minute walk from both Westcliff Station (C2C line to London Fenchurch Street) and Prittlewell Station (Great Anglia line to London Liverpool Street), making it ideal for commuters. It's also close to major road links like the A127 and A13. Nearby, you'll find Chalkwell and Priory Parks, perfect for outdoor activities, and Southend High Street, which boasts a variety of shops, cafes, bars, and restaurants. The property is within the catchment areas of The Westborough School and Chase High School, adding to its family-friendly appeal.

- Spacious semi-detached family home
- Open plan lounge/diner with bi-folding doors
- Modern three-piece suite bathroom
- Stone's throw from fabulous shops, cafes, bars & restaurants
- Quick access to the A127 & A13
- Potential to extend (STPP)
- Two double bedrooms & one box room
- Off-street parking & garage with power & lighting
- Centrally located between Westcliff & Prittlewell stations
- School catchments: The Westborough School & Chase High School

## Inverness Avenue

Westcliff-on-Sea

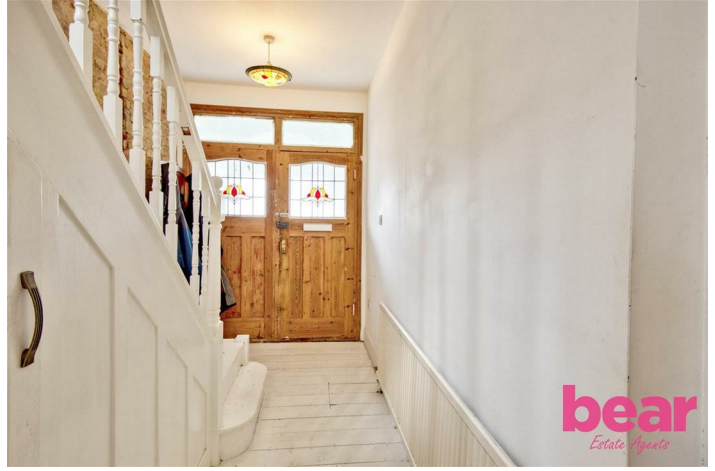
**£375,000**

Price Guide





# Inverness Avenue



## Property Overview

This semi-detached home boasts a wealth of original features, including high ceilings, stained glass windows, exposed brick, and real wood flooring throughout. Another bonus to this property is the potential to extend (subject to planning permission), offering an amazing opportunity for those looking to create their dream home. As you enter into the welcoming hallway, you will discover a dining room at the front, a large lounge with bi-folding doors leading into the rear garden, a galley kitchen with plenty of cupboards and space for appliances, a modern three-piece suite bathroom with a corner bath and abundant storage, two double bedrooms, and one box room. The exterior is also appealing, providing off-street parking for two vehicles, an attached garage with a mechanics pit, a garden shed for additional storage, and a great-sized rear garden with a substantial seating area.

Location-wise, you will find yourself a 15-minute walk from both Westcliff Station for the C2C trainline into London Fenchurch Street and Prittlewell Station for the Great Anglia trainline into London Liverpool Street, ideal for commuters. Bus connections nearby provide multiple routes, with quick access to the A127 and A13. A short walk from Chalkwell Park and Priory Park offers great locations for long dog walks all year round, and only a 20-minute walk from Southend High Street allows you to explore the variety of magnificent shops, cafes, bars, and restaurants available. School catchments are The Westborough School and Chase High School.

## Ground Floor

As you enter through the original stained glass front door into the entrance porch, you're greeted by wooden flooring and a door leading to the hallway. The dining room at the front features a large double-glazed bay window, coved cornicing,

and an exposed brick wall with a feature fireplace, flowing seamlessly into the spacious lounge. The lounge, with its double-glazed bi-folding doors, opens directly to the rear garden, creating a bright, airy space ideal for entertaining. The galley kitchen is fitted with modern wall and base units, an integrated dishwasher, and space for a range cooker. It also has direct access to the garden through a side door.

## First Floor

The first-floor landing, illuminated by an original stained glass window, leads to three bedrooms and a modern family bathroom. The master bedroom features a large bay window and ample space for storage. The second bedroom is similarly spacious, while the third bedroom is perfect for an office or nursery. The bathroom includes a corner bath with a rainfall shower, a wash hand basin with storage, and a concealed low-level WC, all enhanced by modern tiling and spotlighting.

## Exterior

The front garden features a cast iron gate opening to a hardstanding driveway, providing off-street parking and access to the garage. The garage, equipped with power and lighting, also has a mechanics pit, ideal for car enthusiasts. The south-facing rear garden boasts a raised patio area, steps leading down to a lawn bordered by mature shrubs, and a large shed for additional storage. This low-maintenance garden is perfect for enjoying sunny days and outdoor gatherings.

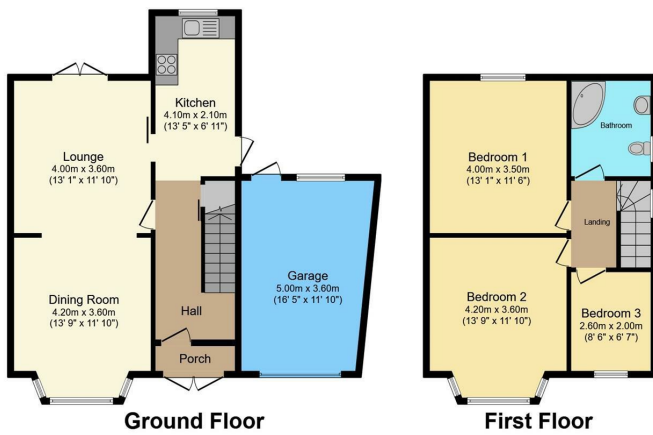
## School Catchment

The property falls within the catchment areas of The Westborough School and Chase High School, both known for their excellent educational standards. This makes it an ideal choice for families looking for quality schooling options within a convenient distance.





## Floor Plan

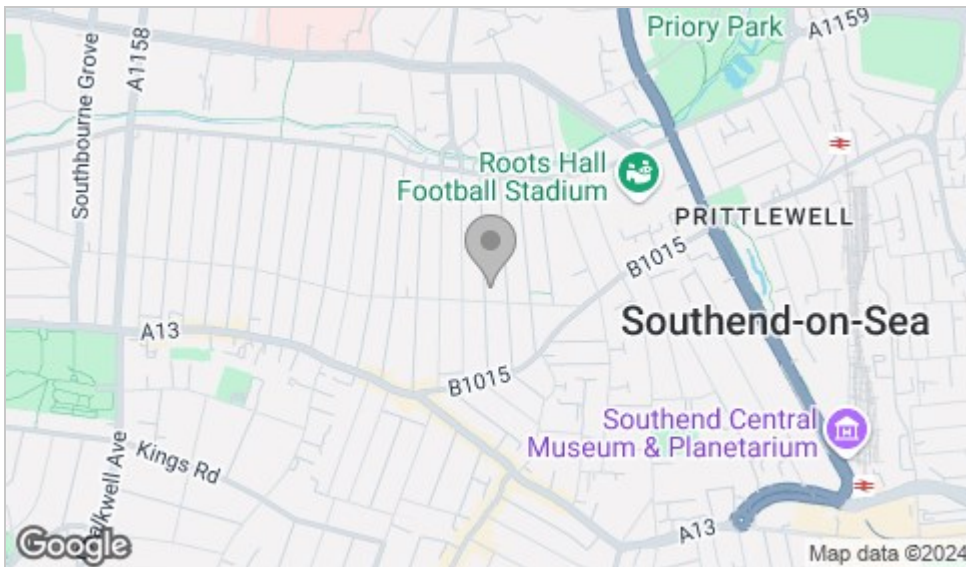


Total floor area 111.8 m<sup>2</sup> (1,203 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		