



Guide Price £270,000 - £290,000 This stunning ground floor apartment boasts a contemporary design with spacious open-plan living areas, ideal for modern lifestyles. Featuring two double bedrooms and two sleek bathrooms, this home ensures comfort and convenience. The private outside space offers a perfect space for relaxation or entertaining guests, while the allocated parking space adds an extra layer of practicality.

Located in a vibrant area, the property is close to an array of local amenities, including shops, cafes, and public transport. Excellent connectivity to nearby transport links makes commuting a breeze, making it an ideal home for professionals and families alike.

- Ground floor apartment
- Two modern bathrooms
- Private roof terrace
- Long lease of approximately 150 years
- Two double bedrooms
- Spacious open-plan living area
- Allocated parking space
- Convenient location near amenities and transport links

## Fairfax Drive

Westcliff-On-Sea

**£270,000**

Price Guide



# Fairfax Drive



## Property Overview

This contemporary ground floor apartment features two double bedrooms, two modern bathrooms, a spacious open-plan living area, and a private balcony. With an allocated parking space and a long lease, this home is both practical and stylish. Ideally located near local amenities and transport links, it offers excellent connectivity for a convenient lifestyle.

## Ground Floor

Entering the apartment, you are greeted by a spacious open-plan living area that seamlessly combines the lounge, dining, and kitchen spaces. The modern kitchen is fully equipped with high-end appliances and ample storage. The living area is bright and airy, providing a perfect space for relaxation and socialising. The property features two well-appointed double bedrooms, each designed with comfort in mind. The master bedroom includes an en-suite bathroom with contemporary fittings, while the second bedroom is served by a separate modern bathroom, ensuring privacy and convenience for all occupants.

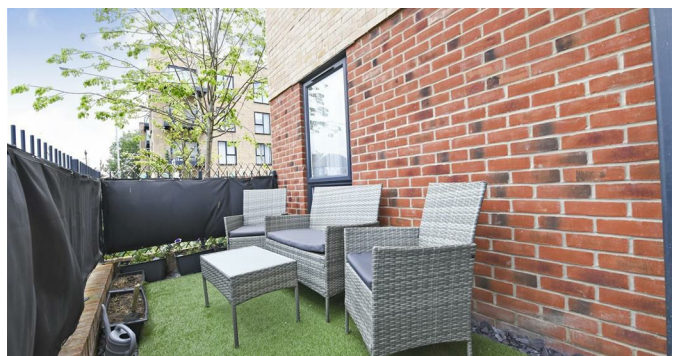
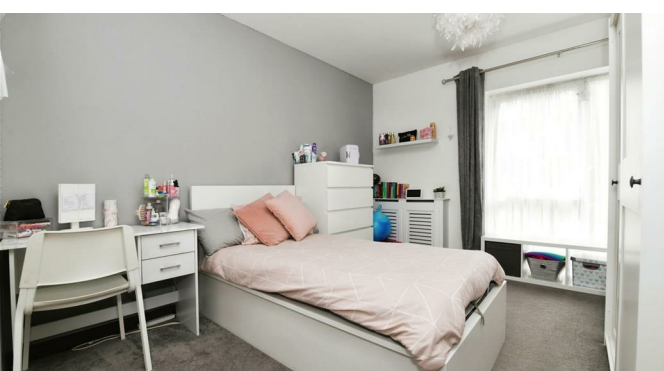
## Exterior

A standout feature of this property is the private roof terrace, offering an idyllic setting for outdoor dining, entertaining, or simply unwinding after a long day. The allocated parking space ensures you always have a convenient spot for your vehicle, adding to the ease of living in this desirable location.

## School Catchment

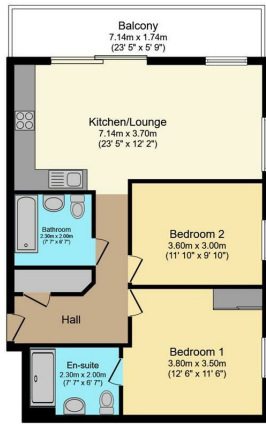
Families will appreciate the proximity to several highly regarded schools, making this apartment a practical choice for those with children. The excellent educational facilities nearby enhance the appeal of this already desirable home.







# Floor Plan

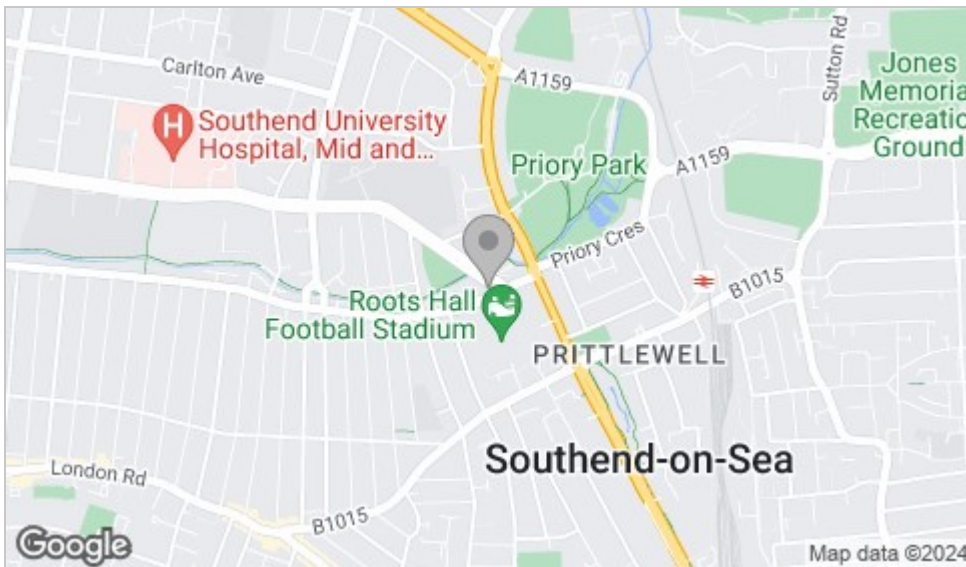


Total floor area 69.9 sq.m. (752 sq.ft.) approx

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.localagent.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.

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# Energy Efficiency Graph

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