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Estate Agents



Step into this spacious 2-bedroom flat on Hamlet Court Road, where modern living meets convenience. The property features a secure entrance ensuring peace of mind and safety. The well-designed kitchen, equipped with modern appliances, sets the tone for a comfortable lifestyle. The living area flows seamlessly to the private balcony, offering a perfect spot to unwind and enjoy the outdoors.

Situated in the vibrant area of Westcliff-on-Sea, this flat enjoys proximity to numerous parks like Churchill Gardens, Chalkwell Park, and Priory Park, providing ample opportunities for leisurely strolls and outdoor activities. The location is ideal for families, with several reputable schools nearby, including St Bernard's High School, Milton Hall Primary School, and Ocean Lodge Independent School. Commuting is a breeze with Westcliff Station, Southend Victoria Station, and Southend Central Station within easy reach, and essential shopping is convenient with Sainsbury's, Co-Op, and Tesco close by.

Tenure: Share of Freehold
Council Tax Band: B

- Spacious 2-bedroom flat on Hamlet Court Road
- Secure entrance for added safety
- Excellent educational institutions nearby: St Bernard's High School, Milton Hall Primary School, Ocean Lodge Independent School
- Supermarkets within easy reach: Sainsbury's, Co-Op, and Tesco
- Private balcony for outdoor relaxation
- Proximity to beautiful parks: Churchill Gardens, Chalkwell Park, and Priory Park
- Convenient transport links with Westcliff Station, Southend Victoria Station, and Southend Central Station
- Share of freehold with Council Tax Band B

Hamlet Court Road

Westcliff-on-sea

£280,000

Offers Over



Hamlet Court Road



Property Details

Entering through the secure entrance, you are welcomed into a well-laid-out home. The kitchen is modern and functional, equipped with all the necessary appliances for a contemporary lifestyle. The adjoining living area is spacious and bright, leading out to the private balcony - an ideal space for morning coffee or evening relaxation.

Ascend to the first floor where you'll find two generously sized bedrooms. Both rooms are designed to maximize space and natural light, creating a cozy and inviting atmosphere. The layout is practical, ensuring ample storage and comfortable living.

Exterior

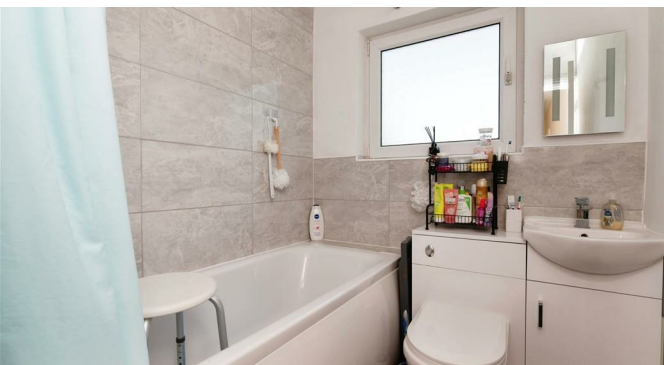
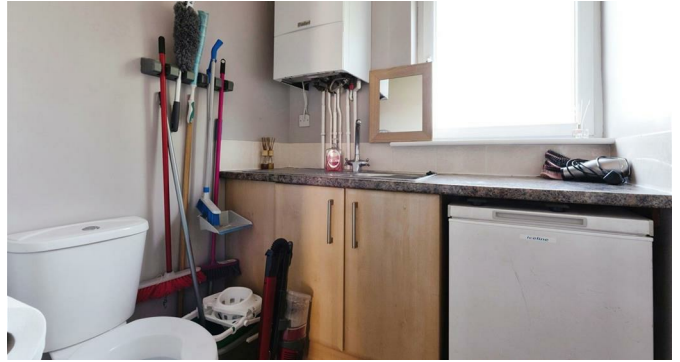
The property boasts a charming private balcony, providing a lovely outdoor space to relax and enjoy the surroundings. The flat is located close to various parks, offering plenty of greenery and recreational options for residents.

School Catchment

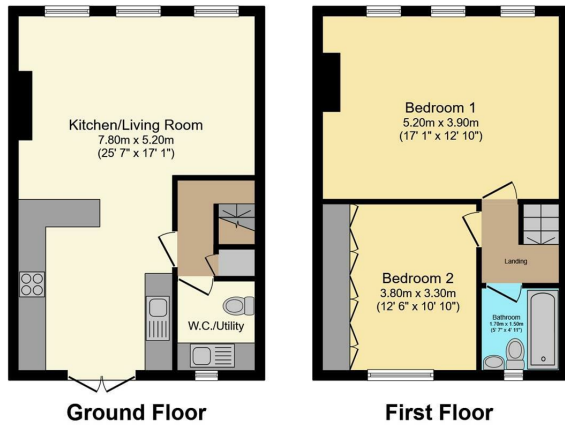
The property falls within the catchment area of several esteemed schools, making it an ideal home for families. Nearby schools include St Bernard's High School, Milton Hall Primary School, and Ocean Lodge Independent School, ensuring quality education options.

Overview

This 2-bedroom flat on Hamlet Court Road offers a perfect blend of modern living and convenience. With its prime location near parks, schools, transport links, and supermarkets, it provides an ideal home for families and professionals alike. Contact us for further details or to arrange a viewing.



Floor Plan

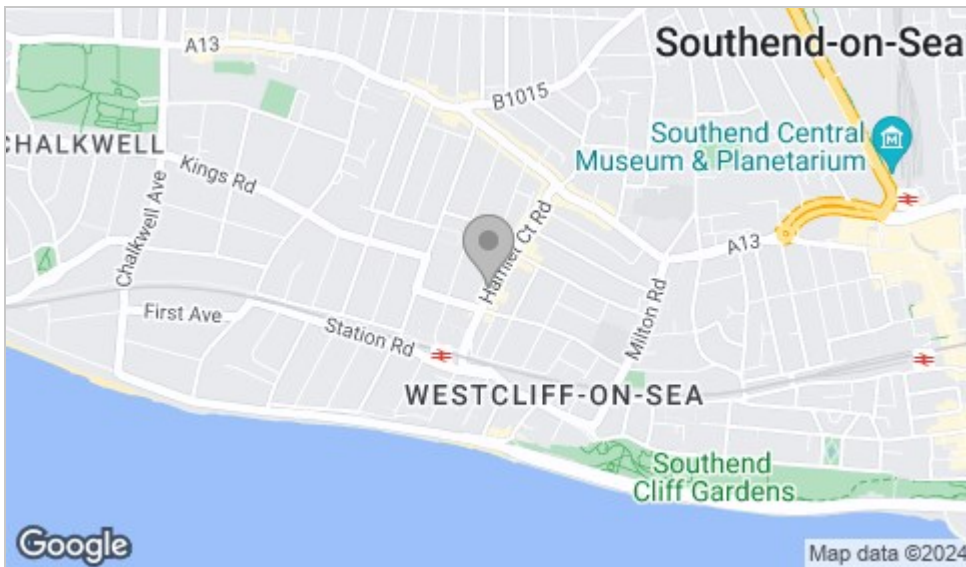


Total floor area 79.9 m² (860 sq.ft.) approx

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.

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	