



This beautifully presented one-bedroom ground floor flat offers a blend of contemporary living and convenience. The spacious open plan lounge and kitchen area is perfect for entertaining, while the modern kitchen boasts sleek fittings and ample workspace. The double bedroom provides a peaceful retreat, complemented by a stylish and functional shower room. Direct access to a private west-facing rear garden ensures you can enjoy outdoor living in your own tranquil space.

Located just yards from the picturesque seafront, this property is ideally situated for those who appreciate coastal living. The flat is also within easy reach of Westcliff rail station, making it perfect for commuters. With a variety of shops and eateries on Hamlet Court Road nearby, you will have everything you need at your doorstep. This flat is an ideal first-time purchase or a solid investment opportunity.

Tenure and Council Tax:
Tenure: Leasehold, 94 years remaining
Council Tax Band: A

- Spacious Open Plan Lounge/Kitchen
- Double Bedroom
- Own West Facing Rear Garden
- Double Glazed Throughout
- Modern Fitted Kitchen Area
- Modern Shower Room
- Gas Central Heating
- Prime Location Near Seafront & Rail Station

Whitefriars Crescent

Westcliff-On-Sea

£200,000

Offers In The Region Of



Whitefriars Crescent



Property Detail

Upon entering the flat, you are greeted by a welcoming entrance hall featuring stripped and varnished wooden flooring. This area includes a convenient cupboard housing space and plumbing for a washing machine. The hallway leads to all the main living areas, creating a functional and flowing layout.

The highlight of the property is the expansive open plan lounge and kitchen area. Measuring 15'5 x 13'5, this bright and airy space features double glazed windows and sliding patio doors that open onto the private west-facing garden. The kitchen area is fitted with modern base units, solid wood block work surfaces, an integrated electric hob, oven, and stainless steel extractor hood. The stylish combination of functionality and design makes this space perfect for both cooking and entertaining.

Bedroom

The double bedroom, measuring 12'2 x 6'9, offers a cozy and comfortable space with an obscure double glazed window to the side, ensuring privacy. It includes a built-in wardrobe cupboard, radiator, and smooth plastered coved ceiling, providing ample storage and a serene atmosphere for relaxation.

Shower Room

The modern shower room features a large glazed walk-in shower cubicle, a vanity wash hand basin, and a low-level W.C. The fully tiled walls and flooring, heated towel rail, and smooth plastered ceiling with inset spotlights and extractor fan add to the contemporary and luxurious feel of this space.

Exterior

The west-facing rear garden is a true gem of this property. It features a raised timber decked patio area, perfect for outdoor dining or relaxing. The remainder of the garden is mostly laid to lawn, providing a low-maintenance and private outdoor space.

School Catchment

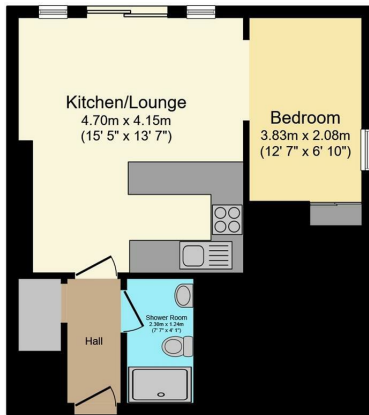
The property is located in an area with access to highly regarded schools, making it an excellent choice for those looking to start a family or for young professionals planning for the future. The nearby schools are well-rated and easily accessible.

Brief Property Overview

This charming one-bedroom ground floor flat offers modern living in a prime location near the seafront and Westcliff rail station. With a spacious open plan lounge/kitchen, a double bedroom, a modern shower room, and a private west-facing garden, this property is ideal for first-time buyers or investors. Additional benefits include gas central heating and double glazing throughout. The flat is conveniently located near local amenities, shops, and eateries, with easy access to highly regarded schools.



Floor Plan



Total floor area 44.9 m² (484 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		