



\* £230,000- £240,000 Guide Price \* HUGELY CHARACTERFUL FIRST FLOOR FLAT \* TWO BEDROOMS \* RENOVATED BATHROOM \* LARGE LOUNGE-DINER \* SCOPE FOR LOFT CONVERSION (S.T.P.) \* This incredibly bright first floor flat offers two bedrooms, a refurbished three-piece family bathroom, a stylish kitchen with skylight, large bay-fronted lounge-diner and scope for loft conversion subject to planning permission. The flat is located within a detached building so you will only have one neighbour and it is perfectly positioned for amenities and bus links at the top of the road, as well as only a short walk to Westcliff Station for London commuters. For schooling, Chase High and The Westborough School are both within catchment and the flat would also be perfect for first-time buyers and investors!

- Hugely characterful detached period building
- Large bay-fronted reception room
- Stylish kitchen
- Short walk to Westcliff Station
- Walk to Southend University Hospital
- First floor flat with scope for loft conversion (s.t.p.)
- Renovated three-piece bathroom
- Spacious master bedroom
- Amenities and bus links at the top of the road
- Perfect for first time buyers and investors

## Southview Drive

Westcliff-on-Sea

**£230,000**

Price Guide



# Southview Drive



## Frontage

Original redstock brick garden wall with hedging, shingle area and a paved pathway leading to a UPVC private front entrance door.

## Private Entrance Hallway

Double radiator, original coving, skirting, tiled flooring, staircase rising to first floor landing.

## First Floor Landing

Skirting, original wooden floorboards, doors to all rooms.

## Lounge-Diner

17'7" x 11'7"

UPVC double glazed by fronted window, beautiful ornate fireplace with tiled hearth, two radiators, original coving, skirting, original wooden floorboards.

## Master Bedroom

13'6" x 11'8"

UPVC double glazed window to rear aspect, original built-in wardrobe, original coving, double radiator, skirting, carpet.

## Bedroom Two

10'3" x 6'6"

UPVC double glazed oriel window to front aspect, picture rail, radiator, skirting, carpet.

## Kitchen

12'4" x 8'0"

Two UPVC double glazed windows to both side aspects as well as a skylight. Matt kitchen units both wall-mounted and base level comprising; ceramic sink and a half with drainer and chrome mixer tap, tiled splashback with granite effect laminate worktops, integrated oven, four burner gas hob with extractor over, integrated washing machine, space for fridge/freezer, double radiator, spotlighting, skirting, tiled flooring.

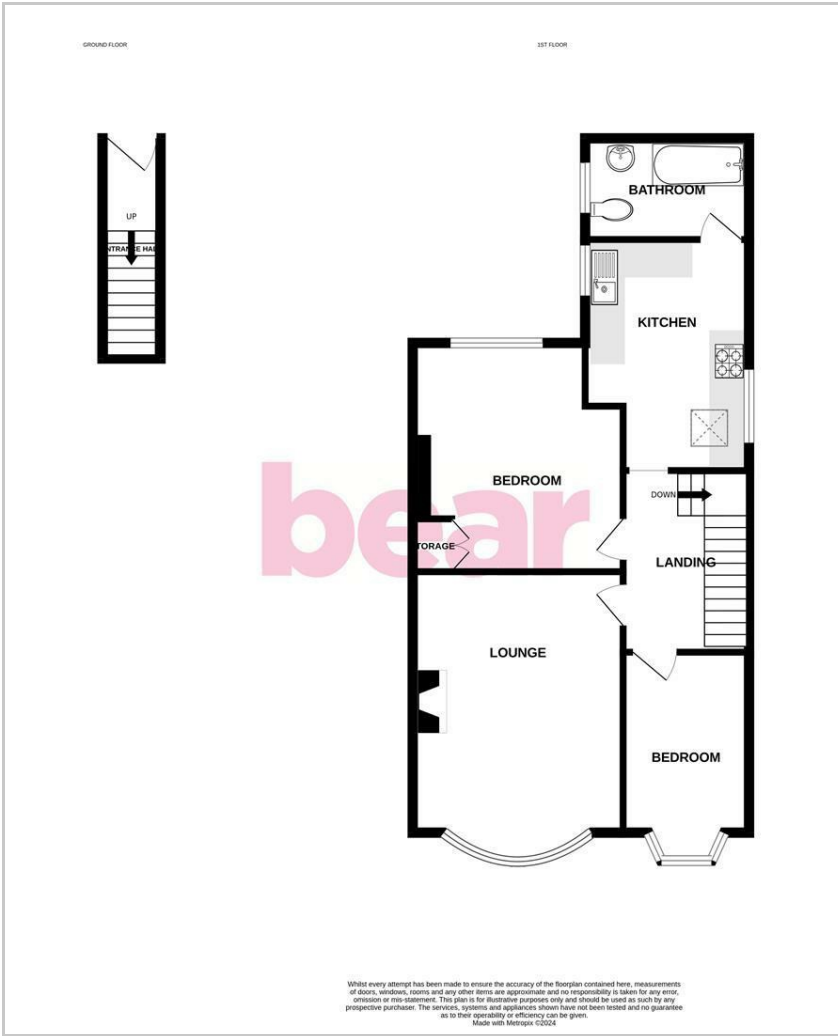
## Bathroom

7'11" x 5'3"

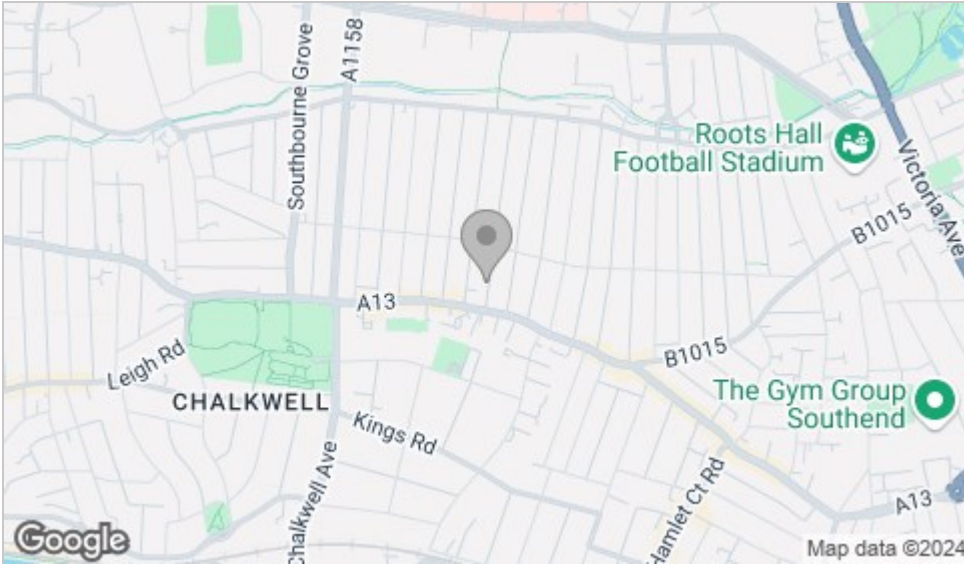
Obscured UPVC double glazed window to side aspect, bath tub with drencher head and secondary shower attachment, partially tiled walls, low-level WC, vanity unit with wash basin and chrome mixer tap, chrome towel radiator, spotlighting, skirting, tiled flooring.



# 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.

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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                     |  |                         |           |
| <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) 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |