



GUIDE PRICE £300,000 - £325,000 * SHARE OF FREEHOLD * ALLOCATED PARKING * MOMENTS FROM WESTCLIFF STATION AND BEACHFRONT * LARGE FLOORPLAN WITH SCOPE TO CONVERT THE LOFT (SUBJECT TO PERMISSIONS) * PRIVATE GARDEN AND BALCONY * AMENITIES AND BUS LINKS AROUND THE CORNER * This large first floor flat is situated on a quiet side road nearby the amenities of Hamlet Court Road, Westcliff Station and the beachfront. There is an allocated parking space on the front drive and a private garden and balcony to the rear. Internally, the property offers three bedrooms one of which with built-in wardrobes, a bay-fronted reception room, kitchen-breakfast room with direct garden access and a four-piece family bathroom. For schooling, there is a choice of Barons Court and Milton Hall primary schools as well as Belfairs Academy, while the prestigious grammar schools of the borough are also nearby. Southend University Hospital is also nearby and the property is offered with a share of the freehold and no onward chain.

- Allocated parking
- Private garden and balcony
- Kitchen-breakfast room
- Four-piece family bathroom
- Moments from Westcliff Station and beachfront
- Share of freehold
- Three bedrooms
- Bay-fronted lounge room
- Very low costs
- Amenities and bus links round the corner

Finchley Road

Westcliff-On-Sea

£300,000

Price Guide



Finchley Road



Frontage/Allocated Parking

One allocated parking space on a hardstanding driveway with pathway leading to an overhanging front porch with an original stained glass front door.

Communal Entrance

Carpet flooring with a private entrance door.

Private Entrance

Carpeted lobby with skirting and a staircase rising to first floor landing.

First Floor Landing

Large storage cupboard, loft access (possible conversion subject to permissions) two radiators, skirting, carpet and stained glass fanlight windows above bedroom and kitchen-breakfast room doorways.

Reception Room

14'4" x 13'4"

UPVC double glazed bay fronted window, original cornice, ceiling rose, picture rail, skirting, radiator, carpet.

Master Bedroom

13'4" x 11'2"

UPVC double glazed window to rear aspect, two built-in wardrobes, double radiator, picture rail, skirting, carpet.

Bedroom Two

8'4" x 7'8"

UPVC double glazed window to side aspect, radiator, rail, skirting, carpet.

Bedroom Three

8'0" x 5'10"

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

Four-Piece Family Bathroom

8'1" x 7'10"

Two obscured UPVC double glazed windows to side aspect, bathtub with shower attachment, vanity unit with a wash basin and chrome mixer tap, tiled splashback and a wall-mounted LED lit mirror, shower cubicle with drencher head and secondary shower attachment, low-level w/c, current towel radiator, extractor fan, spotlighting, partially tiled walls and a tiled floor.

Kitchen-Breakfast Room

11'5" x 10'3"

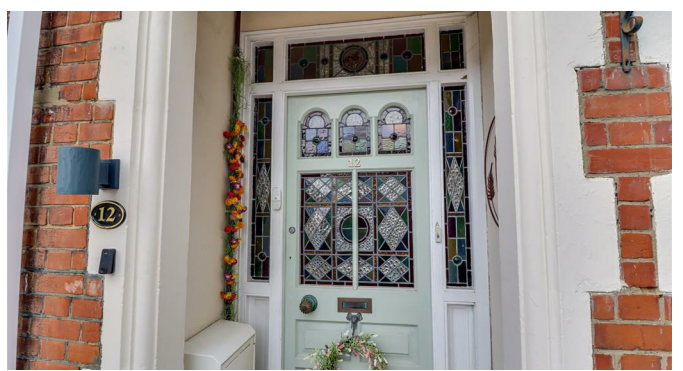
UPVC double glazed door and window for balcony/direct garden access, shaker style kitchen units both wall-mounted and base level comprising; four ring burner gas hob with extractor fan over, integrated oven, stainless steel sink and a half with drainer and chrome mixer, integrated washing machine, space for fridge/freezer, granite effect laminate worktops, uniquely styled vertical radiator, skirting, tile effect lino flooring.

Private Garden/Balcony

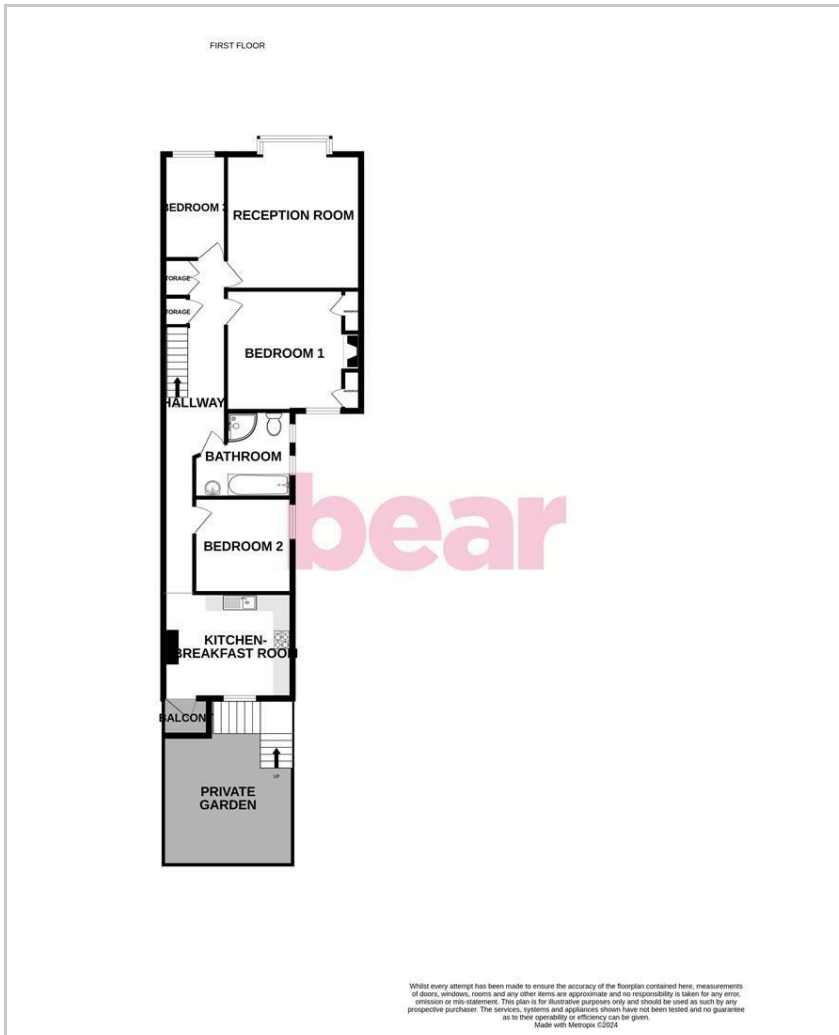
Kitchen door exits onto small wooden balcony with steps down to a private courtyard-style garden which is mainly paved with planting borders and side access back to front of property.

Agents Notes

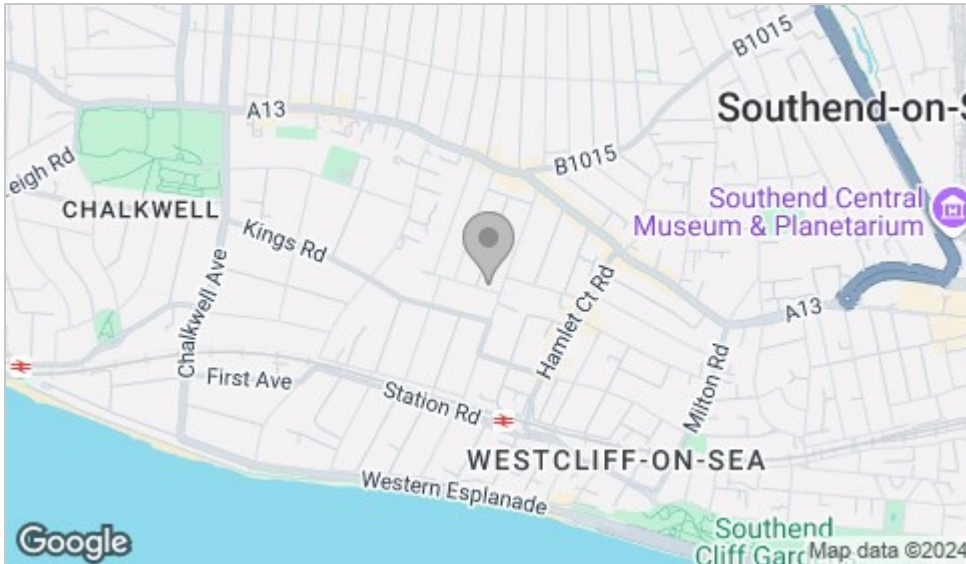
TV aerial points to each bedroom, the reception room and the kitchen-breakfast room.



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.

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Energy Efficiency Graph

