



* NEW LEASE UPON COMPLETION * TWO GREAT-SIZED DOUBLE BEDROOMS * GROUND FLOOR FLAT WITH DIRECT GARDEN ACCESS * RECENTLY INSTALLED KITCHEN * NO ONWARD CHAIN * This spacious ground floor flat offers two great-sized double bedrooms, a recently installed kitchen/utility room with direct access to a private share of the garden, three-piece family bathroom and a bright front reception room with separate entrance porch. For schooling, The Westborough School and Chase High are within catchment, while the prestigious grammar schools of the borough are only a walk away. Commuters have the choice of both train lines servicing London, with Westcliff and Prittlewell Stations being nearby and amenities and bus links are on the doorstep. The popular Leigh Broadway with its bars and restaurants and Southend High Streets' shopping facilities are a five-minute driveway, as well as the beachfront! The property is offered with no onward chain and a new lease upon completion.

- Ground floor flat
- Two great-sized double bedrooms
- Amenities and bus links on the doorstep
- Walk to Westcliff or Prittlewell Stations
- Kitchen recently installed
- Direct access to private section of garden
- New lease upon completion
- Short walk to Southend University Hospital and grammar schools
- Period character
- Utility room

Hainault Avenue

Westcliff-on-Sea

£200,000



Hainault Avenue



Frontage

Garden wall with tiled path leading to a UPVC double glazed front door, side access to garden

Porch

Carpeted flooring, front door leading to:

Main Reception Room

15'8" x 11'3"

Two UPVC double glazed windows to front aspect and a UPVC double glazed window to side aspect, coving, ceiling rose, dado rail, skirting, carpet, storage heater.

Master Bedroom

15'5" x 11'0"

UPVC double glazed window to front aspect, ceiling rose, coving, dado rail, skirting, fuse box and gas meter/electric meter cupboard, storage heater and carpet.

Bedroom Two

13'1" x 9'3"

UPVC double glazed window to side aspect and a window through to utility room, storage heater, coving, skirting, carpet.

Kitchen/Utility Room

17'1" x 8'6"

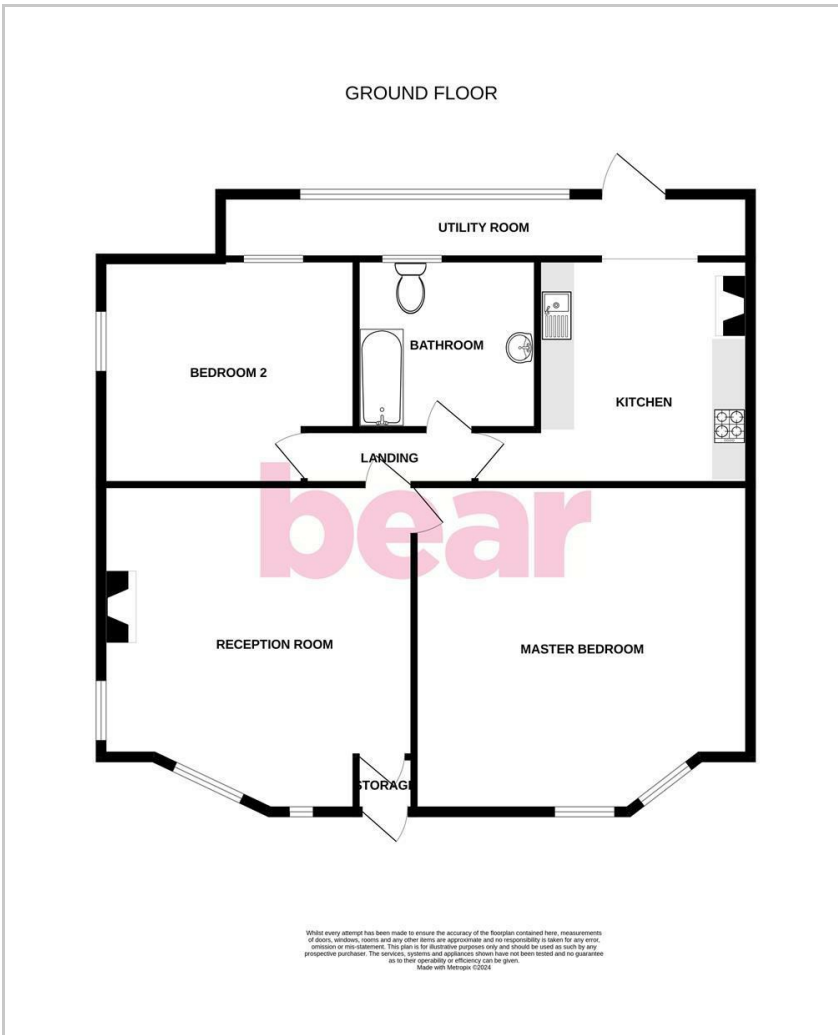
UPVC double glazed window and door to rear aspect for garden access, white kitchen units both wall-mounted and base level comprising; four ring burner induction hob with stainless steel extractor over, eye-level integrated oven, grill and microwave, integrated washing machine, integrated dishwasher, fridge/freezer to remain, stainless steel sink and a half with drainer and a chrome mixer tap, granite effect laminate worktops with a tiled splashback, boiler, lino flooring.

Private Section of Garden

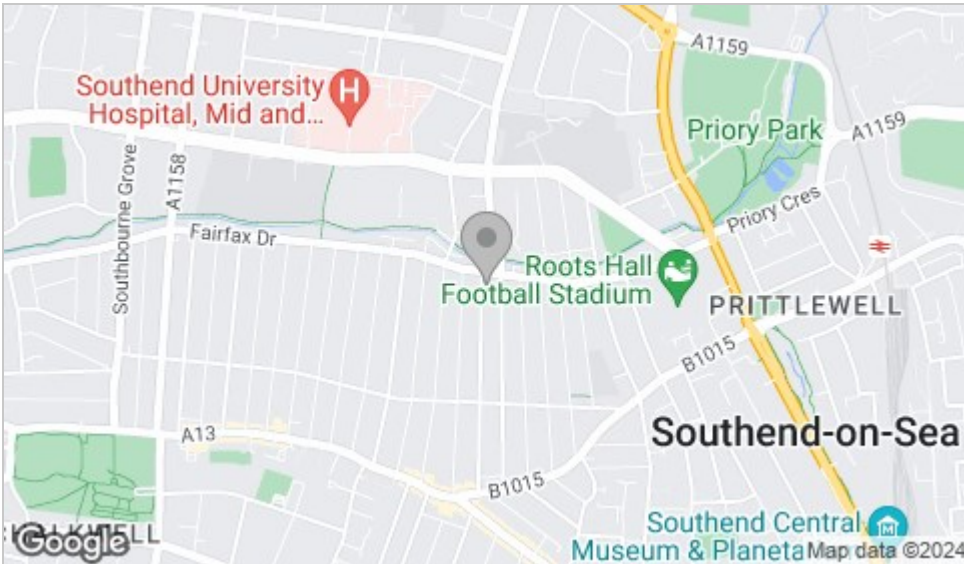
Commences with a paved patio area with fencing to the right hand side (private section is to the right-hand side of the garden when looking away from the property).



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

