



\* NEW LEASE UPON COMPLETION \* NO ONWARD CHAIN \* PRIVATE BALCONY \* WEST FACING GARDEN \* HUGE FOUR BEDROOM LAYOUT OVER TWO FLOORS \* This deceptively spacious four bedroom split-level maisonette has a huge amount of internal space, with a bay-fronted lounge/diner, four double bedrooms, modern three-piece shower room, fitted kitchen, private balcony and a west facing private garden! The location has ample amenities and bus links nearby, with Chalkwell Park at the top of the road and a short walk to the Station for commuters. Southend University Hospital and the grammar schools are all a walk away and the school catchment offers Chalkwell Hall and Chase High. The property is offered with a new lease upon completion for peace of mind and with no onward chain - making it well worth a viewing!

- Private west-facing garden
- Large four bedroom / one reception room layout
- West facing balcony
- Bay-fronted lounge-diner
- Double bedrooms
- First and second floor maisonette
- No onward chain
- New lease upon completion
- Modern fitted kitchen
- Period character build

## Westminster Drive

Westcliff-On-Sea

**£300,000**





# Westminster Drive



## Frontage

Garden wall with shingle area and tiled pathway leading to a UPVC double glazed front door.

## Private Entrance Hallway

Picture rail, dado rail, skirting, carpet and a staircase rising to first floor landing.

## First Floor Landing

Column style vertical radiator, skirting, carpet.

## Lounge-Diner

15'7" x 11'5"

Three UPVC double glazed windows to front aspect, feature log burning stove on a brick hearth, ceiling rose, radiator, skirting, wood effect laminate flooring.

## Kitchen

12'9" x 10'2" > 8'3"

UPVC double glazed door and window to rear aspect for balcony and direct garden access, as well as a UPVC double glazed window to side aspect. Shaker style kitchen units both wall-mounted and base level comprising; four ring burner gas hob with hidden extractor over, integrated eye-level oven, stainless steel sink with chrome mixer tap set into wood effect laminate worktops with tiled splashbacks, integrated Bosch dishwasher, integrated undercounter fridge and freezer, boiler cupboard, vertical column style radiator, skirting, wood effect laminate flooring.

## Balcony

One storage cupboard and one utility cupboard with space for washing machine, wooden balustrades and staircase leading to private garden.

## Three-Piece Shower Room

10'2" x 5'5" > 3'8"

Obscured UPVC double glazed window to rear aspect, vanity unit with wash basin and chrome mix, fully tiled walls, walk-in double shower with drencher showerhead and secondary shower attachment, low-level w/c, radiator, skirting, tile effect lino flooring.

## Master Bedroom (Top Floor)

22'8" > 13'3" x 11'8".

UPVC double glazed window to front aspect and a Velux window to rear aspect, built-in wardrobes, eaves storage, double radiator, skirting, carpet.

## Bedroom Two

13'1" x 9'9"

UPVC double glazed door and window for balcony access, coving, double radiator, skirting, carpet.

## Bedroom Three

15'10" x 9'0"

Two UPVC double glazed windows to front aspect and one to side aspect, coving, picture rail, radiator, skirting, carpet.

## Bedroom Four (Top Floor)

13'6" x 9'1"

UPVC double glazed window to side aspect, two eaves storage cupboards, radiator, skirting, carpet.

## Private West Facing Garden

Stepping stones to rear of garden with a decked seating area, fencing and side access back to front of property.

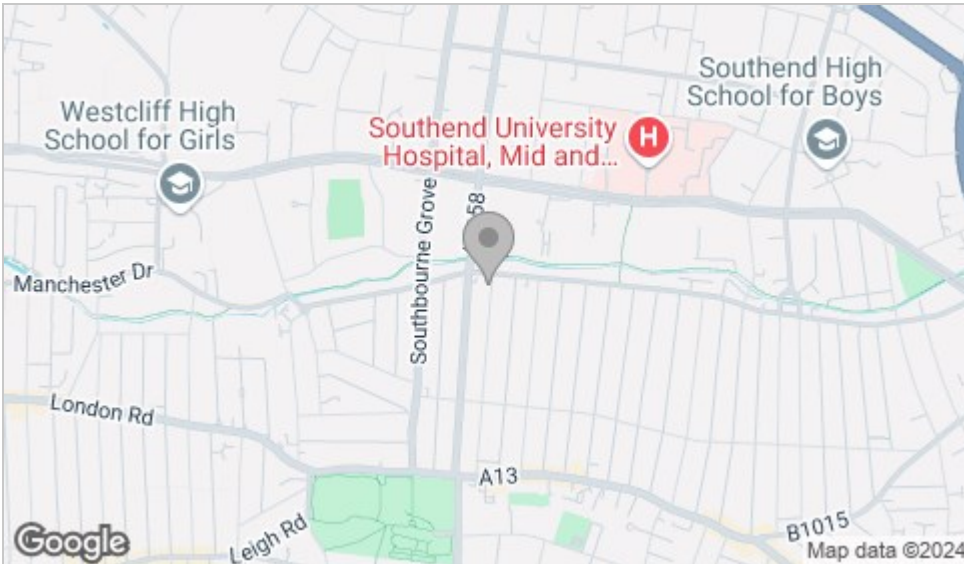




# Floor Plan



## 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

