



\* FREEHOLD PROPERTY \* PRIVATE WEST-FACING GARDEN \* GROUND FLOOR FLAT \* MOMENTS FROM WESTCLIFF STATION AND BEACHFRONT \* NO ONWARD CHAIN \* This surprisingly spacious ground floor flat has exceptionally large rooms, with bay windows, tonnes of character and ample storage space. There is a vast lounge to the front with original features as well as a double bedroom to the rear with space for a workstation and French doors opening out onto the private west-facing garden. The modern kitchen-diner has space for a four-seater table and it leads through to the utility room and then the four-piece bathroom. There are a range of amenities and bus links at the top of the road and on Hamlet Court Road, as well as being a stone's throw from the beachfront and Westcliff Station for commuters to London. Southend Hospital is only a walk away and Barons Court, Milton Hall Primary and Belfairs Academy are all within the catchment area, with the grammar schools not far. The flat is offered with no onward chain and is available for viewings now.

- Freehold property
- Private west facing garden
- Walk to Westcliff Station
- Walk to the beachfront
- Amenities and bus links at the top of the road
- Ground floor flat
- Exceptionally large rooms
- Four-piece bathroom and Utility room
- Period character throughout
- No onward chain

## Cotswold Road

Westcliff-On-Sea

**£210,000**

Offers Over



# Cotswold Road



## Frontage

Garden wall with gate leading to paved front garden, planting, double doors leading to:

## Communal Porch

Double front doors, hardstanding floor and a wooden and glazed private entrance door leading to:

## Entrance Hallway

Storage cupboard, radiator with decorative wooden cover, coving, picture rail, skirting and original wooden floorboards.

## Front Lounge

17'1" × 14'11"

Leadlight bay fronted window, radiator with decorative wooden cover, coving, picture rail, skirting, original wooden floorboards.

## Bedroom

18'0" × 11'4"

UPVC double glazed bay window to rear aspect with French doors for direct access to private west facing garden, coving, picture rail, radiator with decorative wooden cover, skirting, carpet.

## Kitchen

12'0" × 11'10"

UPVC double glazed window to rear aspect, access to utility room, gloss kitchen units both wall-mounted and base level comprising; eye-level integrated oven and grill, four ring burner gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, ceramic sink and a half with drainer and chrome mixer tap, wood effect laminate worktops, spotlighting, double radiator, tiled flooring.

## Utility Room

10'2" × 2'4"

UPVC double glazed door and windows to side aspect for garden access, space for washing machine, access to bathroom, boiler, spotlighting and tiled flooring.

## Four-Piece Bathroom

8'10" × 5'2"

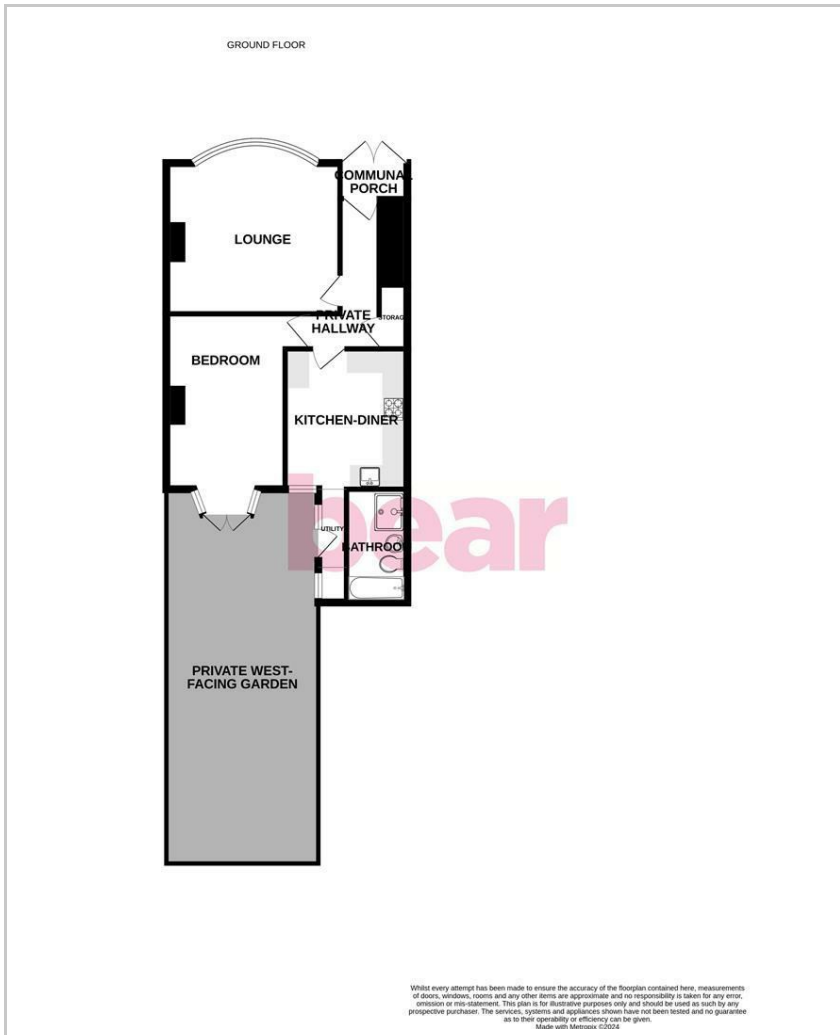
Obscured UPVC double glazed window to rear aspect, tiled shower cubicle with drencher head, chrome towel radiator, toilet with hidden cistern, wall-mounted wash basin with chrome mixer tap, tiled bath area with chrome taps and shower attachment, spotlighting, extractor fan, tiled flooring.

## Private West Facing Rear Garden

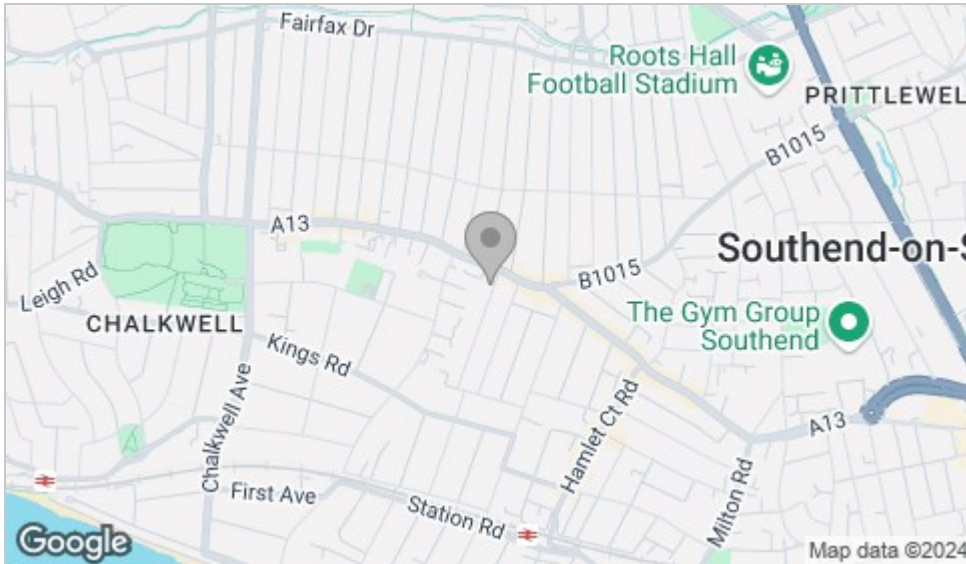
Commences with a paved patio, the rest of the garden is mostly laid to lawn with fencing.



# 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

