



GUIDE PRICE £200,000 - £220,000 \* PRIVATE GARDEN \* LONG LEASE \* KITCHEN-DINER AND UTILITY AREA \* GROUND FLOOR FLAT WITH PRIVATE ENTRANCE \* This hugely characterful and spacious ground floor flat, offers a private entrance which opens through to a spacious hallway with storage, a modern kitchen-diner with attached utility room, a three-piece shower room, a double bedroom, a large bay-fronted lounge with a beautiful and original ceiling rose and detailing, and finally, a private landscaped garden with storage area and shed to remain. There are amenities and bus links at the top of the road and both Prittlewell and Westcliff Stations are only a walk away for commuters, servicing both lines to London. For schooling, The Westborough School and Chase High are both within the catchment area, while the prestigious grammar schools of the borough are only a walk away. The property has been lovingly looked after and is being sold with a long and healthy lease!

- Private garden
- Ground floor flat
- Kitchen-diner
- Large bay-fronted lounge
- Walk to both Westcliff and Prittlewell Stations
- Private entrance
- Tonnes of original character
- Attached utility room
- Long and healthy lease
- Amenities and bus links at the top of the road

## Silverdale Avenue

Westcliff-On-Sea

**£200,000**

Price Guide



# Silverdale Avenue



## Frontage

Garden wall with a Victorian tiled pathway leading to an overhanging front porch with a composite obscured double glazed front door.

## Entrance Hallway

13'3" x 4'9"

Large storage cupboard, picture rail, dado rail, skirting, wood effect laminate flooring.

## Front Lounge

14'2" x 12'9"

UPVC double glazed bay fronted window with bespoke shutter blinds, feature fireplace with tiled hearth, ceiling rose with ornate ceiling detailing and cornice, picture rail, double radiator, skirting, carpet.

## Double Bedroom

11'4" x 11'2"

UPVC double glazed window to rear aspect, original and ornate ceiling rose, ceiling detailing and cornice, picture rail, double radiator, skirting, carpet.

## Kitchen-Diner

11'7" x 9'8"

UPVC double glazed rear door for direct access to private garden as well as a UPVC double glazed window and an opening through to the utility area. Modern shaker style kitchen units both wall-mounted and base level comprising; four ring burner induction hob with hidden extractor over, integrated oven, integrated fridge/freezer, granite effect worktops with tiled splashback, radiator, skirting, wood effect laminate flooring.

## Utility Room

9'3" x 6'1"

UPVC double glazed window to side aspect, shaker style kitchen units both wall-mounted and base level comprising; composite 1.5 sink and drainer with chrome mixer tap, space for washing machine and tumble dryer, ample cupboard space, tiled flooring.

## Three-Piece Shower Room

6'0" x 5'5"

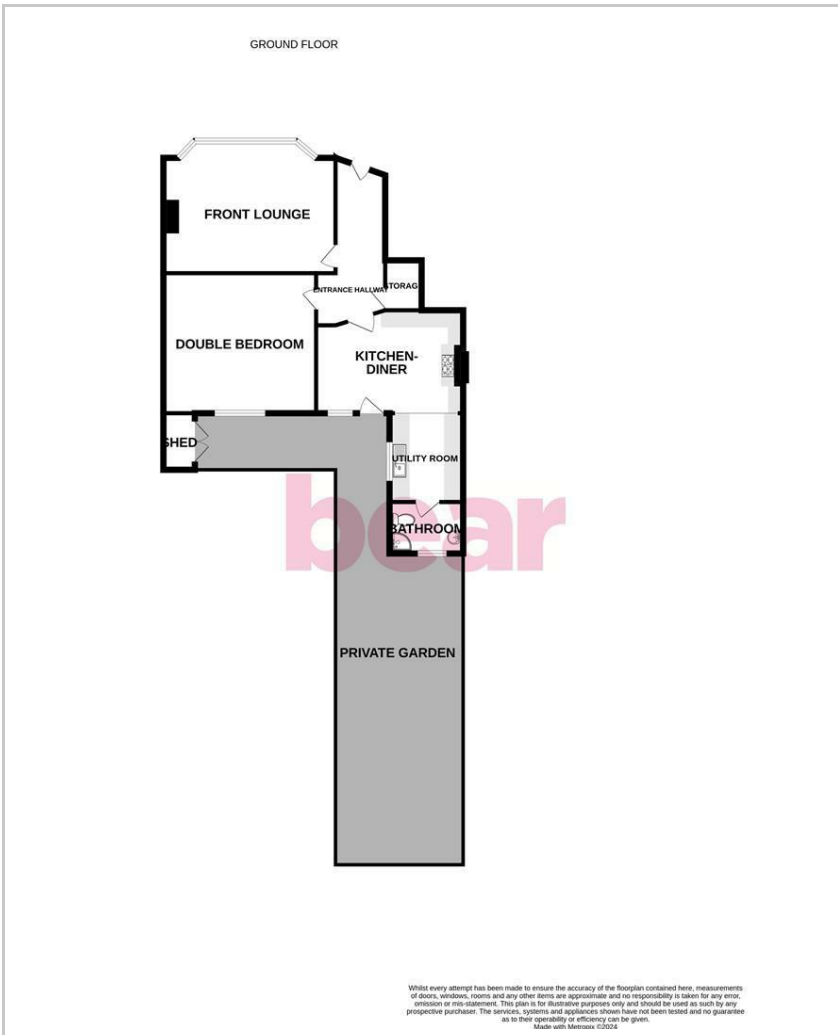
Obscured UPVC double glazed window to rear aspect, corner shower cubicle with drencher head and secondary shower attachment, vanity units with wash basin and chrome mixer tap, low-level w/c, chrome towel radiator, extractor fan, fully tiled walls, flooring.

## Private Rear Garden

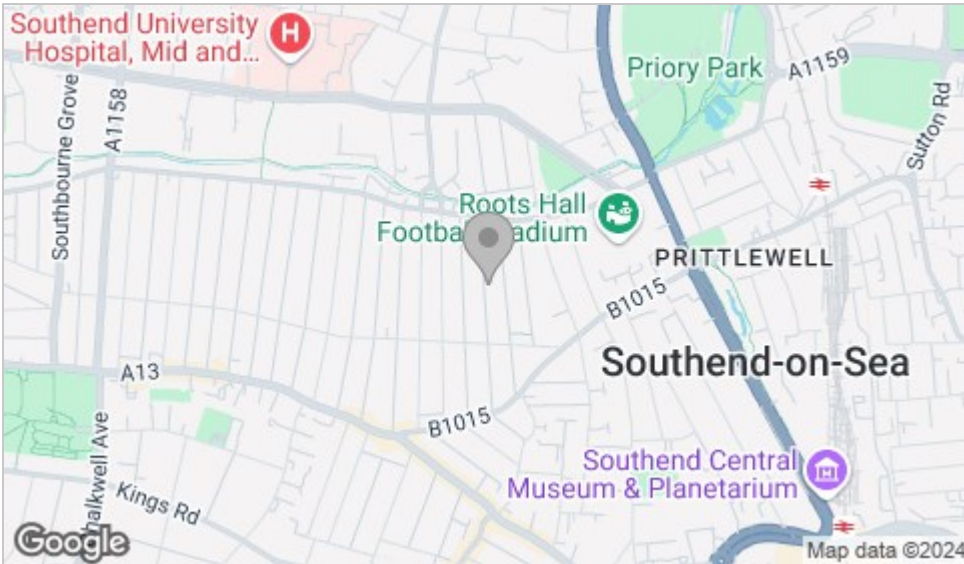
Commences with a paved storage area with a pathway leading to rear of garden, with mature planting borders, a rear deck, ample seating space with fencing all around (shed to remain).



# 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

