



£210,000 - £230,000 \* PRIVATE SOUTH-FACING GARDEN WITH DIRECT ACCESS \* WALKING DISTANCE TO BOTH TRAIN LINES FOR COMMUTERS \* TONNES OF PERIOD CHARACTER \* GROUND FLOOR FLAT \* BAY WINDOWS TO FRONT AND REAR \* NO ONWARD CHAIN \* AMENITIES/ BUS LINKS/ HOSPITAL/ GRAMMAR SCHOOLS IN CLOSE PROXIMITY \* This deceptively spacious ground floor flat has direct access to the private south-facing rear garden, lots of period charm and no onward chain! The accommodation is comprised of a communal entrance which leads to your own private hallway with storage cupboards, a large bay-fronted reception room with incredibly impressive ceiling detail, a master bedroom with rear bay and access to the garden, a further second bedroom, a three-piece bathroom, a fitted kitchen complete with breakfast bar and direct access to the private garden which is made up of a lawn and courtyard areas. The location is fantastic - it offers a walk to both Westcliff and Prittlewell train stations for either link to London, there are amenities and bus links very closeby and the prestigious grammar schools and the hospital are in close proximity too. The property is offered with a long lease and no onward chain!

- Private south-facing garden with direct access
- Master bedroom with rear bay
- Fitted kitchen with breakfast bar
- Walking distance to both train lines servicing London
- Beautiful period character building
- Beautifully ornate ceiling in the bay-fronted reception room
- Ground floor flat with next to no charges and a long lease
- Three-piece bathroom
- Amenities and bus links nearby
- No onward chain

## Westborough Road

Westcliff-on-Sea

**£210,000**

Price Guide





# Westborough Road



## Communal Entrance

Double doors leading through to communal entrance hall with a further private entrance door leading to:

## Private Entrance Hallway

Two storage cupboards, radiator, original cornice, skirting and carpet.

## Front Lounge

18'6" × 12'11"

UPVC double glazed bay window to front aspect with stained glass fanlight windows, beautifully ornate ceiling rose and detailing with original cornice, picture rail, skirting, double radiator and carpet.

## Bedroom One

16'4" × 11'8"

UPVC double glazed French doors as parts of a rear bay window leading out to the private south-facing garden, beautifully ornate ceiling rose and detailing with cornice, picture rail, skirting, radiator and carpet.

## Bedroom Two

9'3" × 7'0"

UPVC double glazed rear window, double radiator, skirting and carpet.

## Kitchen

10'5" × 9'4"

UPVC double glazed side window overlooking courtyard area, shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap, granite effect worktops with tiled splashbacks, space for freestanding cooker, space for fridge/freezer, space for washing

machine, breakfast bar, radiator, skirting and tile effect lino flooring.

## Three-Piece Family Bathroom

6'2" × 6'2"

Bath with shower over and screen door, pedestal wash basin with chrome taps, WC, extractor fan, chrome towel radiator, fully tiled walls and flooring.

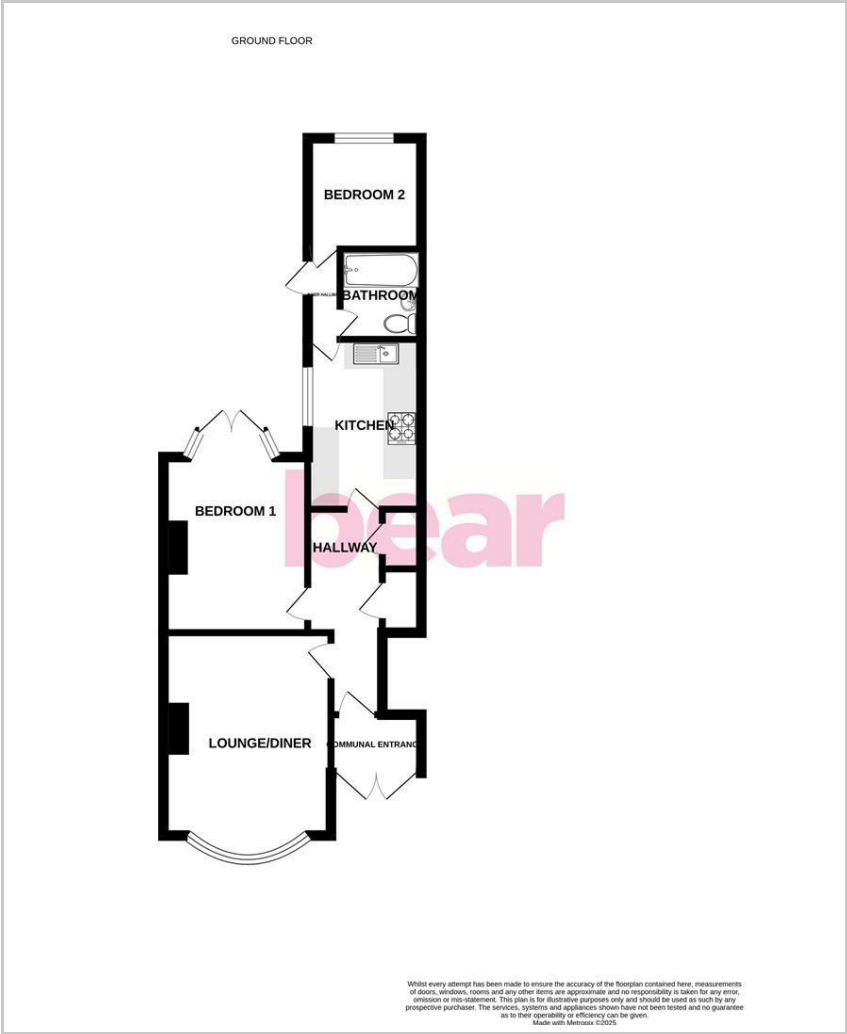
## Private South-Facing Garden

Commences with a hardstanding courtyard area perfect for seating and dining options, with the remainder mostly laid to lawn with planting, fencing and gated rear access.

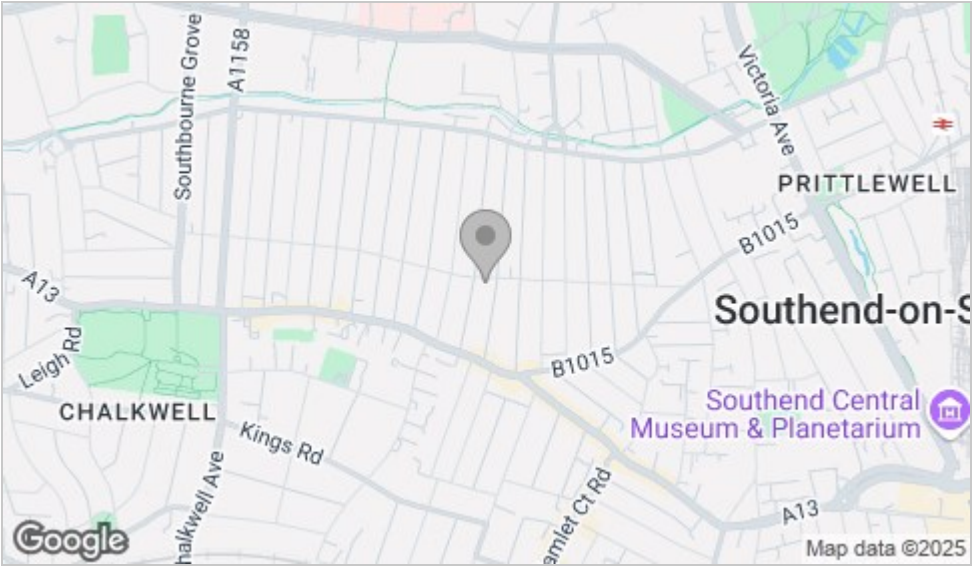




# Floor Plan



# 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

