



\* 50% SHARE OF FREEHOLD WITH 999 YEAR LEASE AND NO CHARGES \* FIRST AND SECOND FLOOR APARTMENT WITH OWN GARDEN \* Positioned proudly on Brightwell Avenue, this impressive split-level maisonette flat offers a delightful blend of space and comfort. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office. The bay-fronted lounge provides a welcoming atmosphere, ideal for relaxation or entertaining. One of the standout features of this flat is the generous rear garden, a rare find in such a central location. This outdoor space is perfect for enjoying sunny days, gardening, or simply unwinding in a private setting. The top floor master bedroom is particularly noteworthy, as it is spacious enough to serve as a lounge diner, providing flexibility to suit your lifestyle needs. Conveniently situated, this property is within close proximity to esteemed grammar schools, Southend Hospital, and both Westcliff and Prittlewell Stations, making it an excellent choice for commuters and families alike. With its prime location and ample living space, this maisonette flat presents a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming property your new home.

- Spacious split level maisonette flat
- Own entrance door at ground level
- Huge top floor master bedroom that could be used as a lounge diner
- Modern three piece bathroom
- Westcliff and Southend Grammar Schools within the area
- Three bedrooms
- Own rear garden
- Fully fitted kitchen breakfast room
- Close to Hamlet Court Road and London Road shopping facilities
- Walking distance to Westcliff and Prittlewell Station serving both Liverpool Street and Fenchurch Street lines

## Brightwell Avenue

Westcliff-on-Sea

**£250,000**

Offers Over



# Brightwell Avenue



## Entrance Hallway

Own door opening into entrance hall, stairs to first floor, doors to:

## Lounge

15'5" x 11'1"

Double glazed bay window to front, carpeted flooring, radiator, coved cornicing to smooth ceiling.

## Kitchen Breakfast Room

13'3" x 10'11"

Fitted with a range of base and wall mounted units with roll edge work surfaces, sink and drainer unit incorporated, integrated oven, hob and extractor hood, space for American style fridge freezer and washing machine, part tiled splashback, double glazed window to rear.

## Bedroom Three

8'11" x 6'5"

Double glazed window to front, carpeted flooring, radiator, coved cornicing.

## Bathroom

7'3" x 7'1"

Three piece suite comprising of low level WC, pedestal hand wash basin, panelled bath with showerhead attachment over, part tiled walls, double glazed obscure windows to rear.

## First Floor Landing

Radiator, doors to:

## Bedroom One

20'0" x 12'0"

Double glazed window to rear, carpeted flooring, radiator, storage/dressing area, coved cornicing to textured ceiling.

## Bedroom Two

6'11" x 6'11"

Double glazed window to rear, carpeted flooring, radiator, coved cornicing.

## Own Rear Garden

Laid to lawn with gated side access to front.

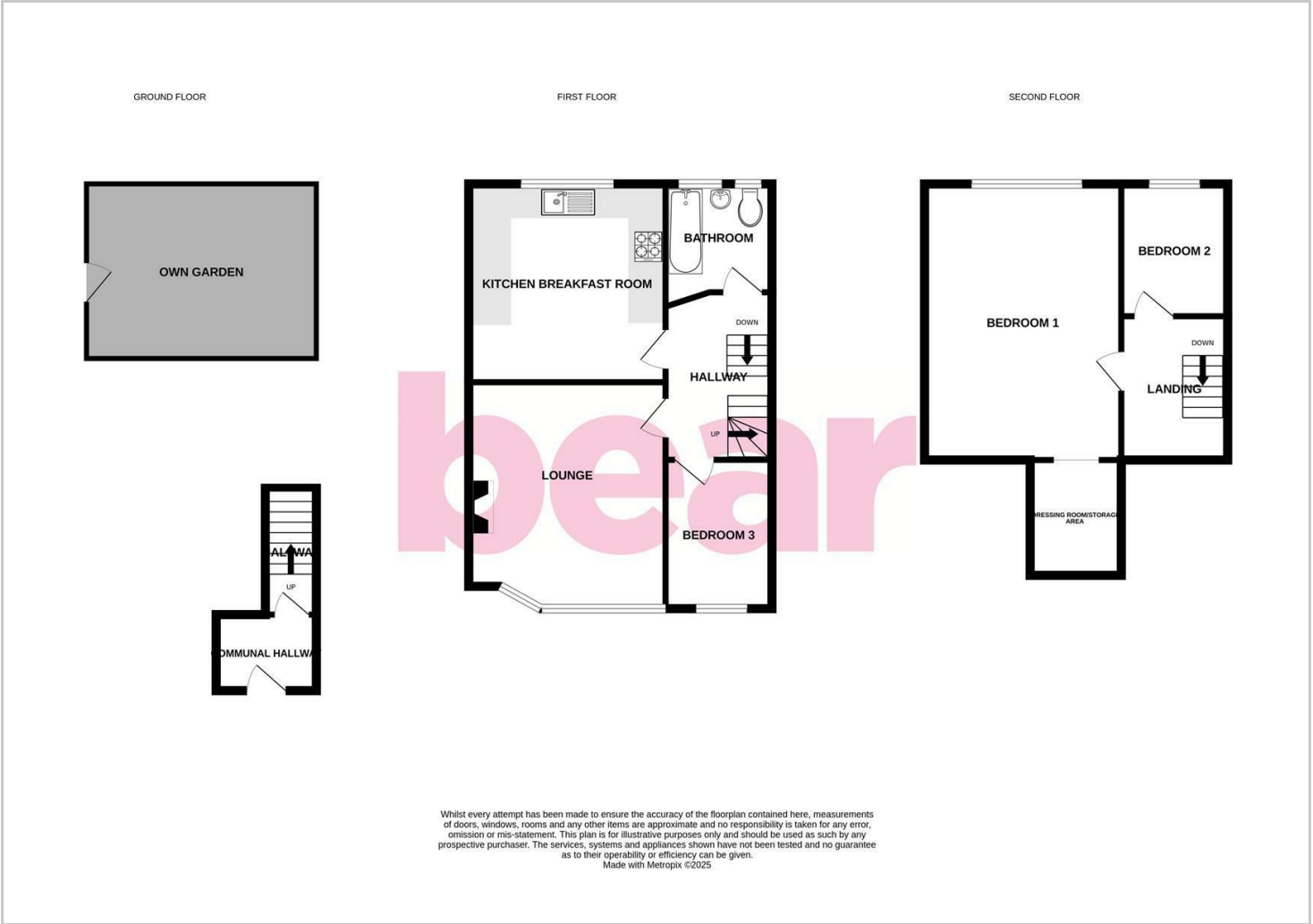
## Agents Notes:

There is a new fuse box and the EICR is in date.

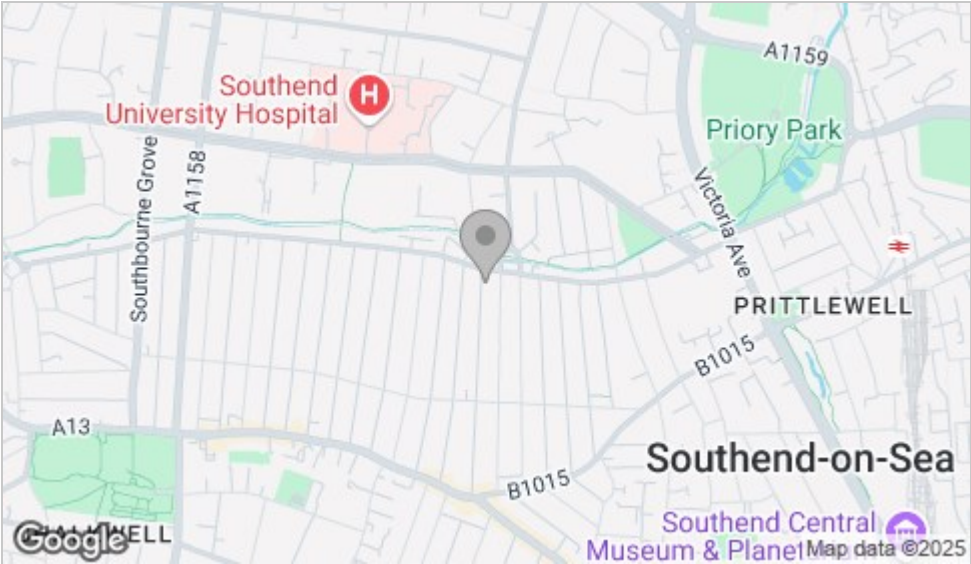




# Floor Plan



## 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

