



* £290,000 - £300,000 * ALLOCATED PARKING * GARAGE * SEA VIEWS * JULIET BALCONY * CHALKWELL HALL ESTATE * MODERN KITCHEN * This modern top floor flat offers two great-sized bedrooms, an especially spacious hallway that opens through into a bright lounge-diner reception room complete with Juliet balcony and sea views, a modern fitted kitchen and a three-piece family bathroom. The property comes complete with allocated parking, a private garage, communal gardens and no onward chain. The location is nearby the seafront and Westcliff Station as well as great amenities and bus links and a short walk to Leigh Broadway.

- Two good sized bedrooms
- Modern throughout
- Off street parking
- Catchment for Barons Court Primary, Milton Hall Primary School and Nursery
- Large lounge diner with seaviews
- Three piece family bathroom
- Views of the sea and beautiful church

Kings Road

Westcliff-on-Sea

£290,000

Price Guide



Kings Road



Allocated Parking

One allocated parking space on hardstanding.

Garage

Private single garage accessed via the car park.

Communal Entrance

Communal entrance door with stairs leading to all floors, phone entry system, further private door on top (2nd) floor leading to:

Private Entrance Hallway

Storage cupboard, radiator, coving, skirting, wood effect laminate flooring, doors to all rooms, wide opening through to:

Lounge-Diner

18'1" x 7'4" > 5'2"

UPVC double glazed Juliet balcony door and sidelights as well as a UPVC double glazed window to front aspect both facing southwards with views of the Estuary, Kent and the beautiful Kings Road church, double radiator, coving, skirting, wood effect laminate flooring.

Master Bedroom

15'8" x 9'10"

UPVC double glazed window to front aspect with sea views, perfect space to one side for wardrobes, radiator, coving, skirting, wood effect laminate flooring.

Bedroom Two

9'10" x 7'4"

UPVC double glazed window to rear aspect, radiator, coving, skirting, wood effect laminate flooring.

Kitchen

11'5" x 6'2"

UPVC double glazed window to rear aspect, modern grey gloss kitchen units both wall mounted and base level comprising; inset stainless steel sink with mixer tap set into a Corian worktop with Corian splashbacks, four ring burner gas hob with extractor over, integrated oven, integrated dishwasher, integrated fridge, integrated washing machine, large double door boiler/storage cupboard, double radiator, skirting, marbled floor tiles.

Three Piece Family Bathroom

6'5" x 6'2"

UPVC obscured double glazed window to rear aspect, combined vanity unit with wash basin and w/c, bathtub with traditional chrome taps, drencher head and secondary shower attachment, partial wall tiling, towel radiator, skirting, tiled flooring.

Communal Gardens

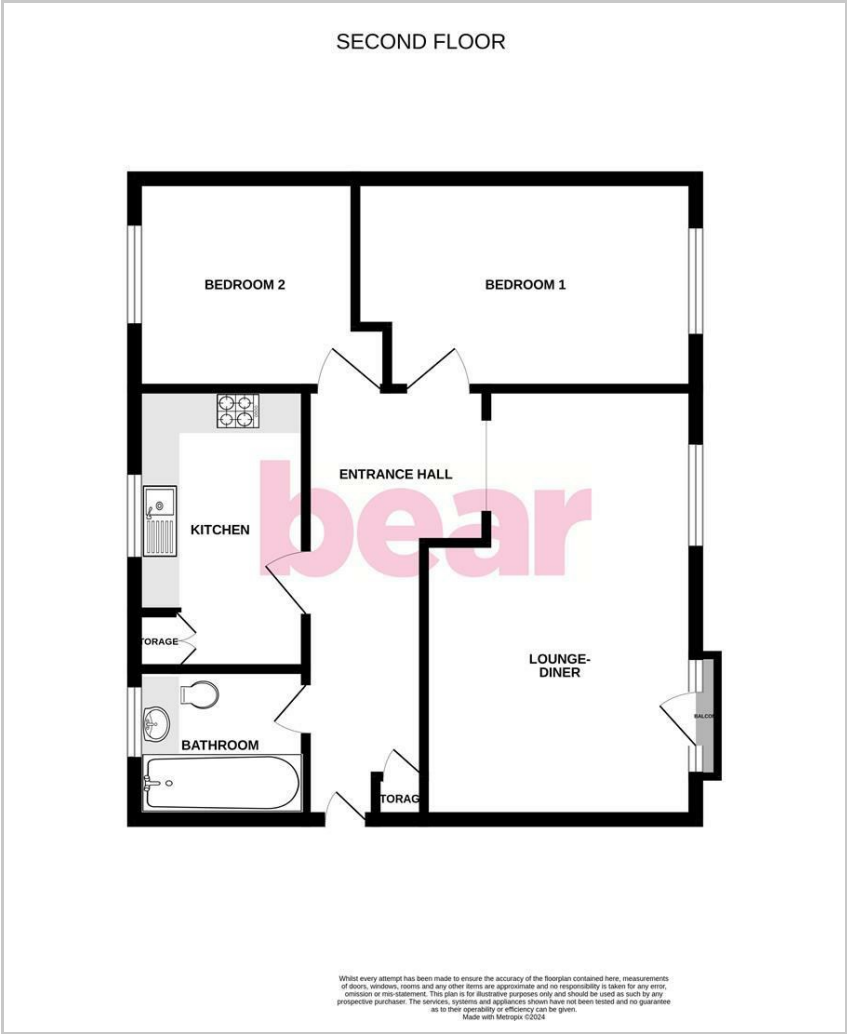
Large lawn area and mature planting borders.

Agents Notes:

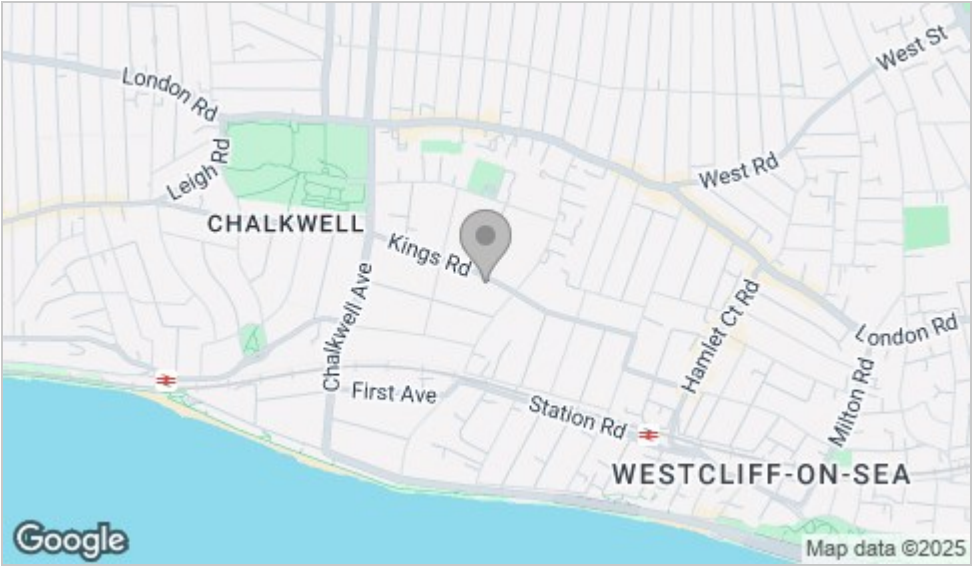
Council tax band: D



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

