



\* £275,000 - £300,000 \* SECURE GATED ALLOCATED PARKING SPACE \* ONE OWNER SINCE NEW \* VACANT WITH NO ONWARD CHAIN \* WELL-PRESENTED AND REDECORATED INTERIOR \* COMPLETELY REDECORATED EXTERIOR \* This very well-presented first-floor flat has only had one owner since new and has been well looked after! The accommodation is compromised of; allocated parking through secure entry gates, a communal hallway with door/entry system, private entrance with two storage cupboards, two great-sized bedrooms with the master having built-in wardrobes, an immaculate three-piece family bathroom a bright lounge-diner with ample space for furniture and an opening through to the fitted kitchen. There are a range of amenities and bus links, including the Tesco superstore nearby, and the home is positioned within a short drive to both Chalkwell and the Airport train stations offering commuters both lines to central London. The beachfront and the popular Leigh Broadway are also only a short drive away. The favoured Earls Hall Primary and Eastwood Academy are within catchment, while the grammar schools of the borough are a walk away. The home is available to view now and is offered with no chain and vacant possession.

- Allocated parking through secure gate
- First floor flat with door entry system
- Two great-sized bedrooms
- Vacant with no onward chain
- Amenities, bus links, A127 and Tesco superstore in close proximity
- Large lounge-diner
- Fitted kitchen with recently installed boiler
- Beautiful communal garden
- Short drive to Chalkwell Station and Leigh Broadway
- One owner from new

## Prince Avenue

Westcliff-On-Sea

**£275,000**

Price Guide





# Prince Avenue



## **Parking/Frontage**

One allocated parking space through secure entry gates on a hardstanding driveway, exterior recently redecorated, access to communal garden, phone/door entry system to communal hallway with a staircase rising to the private entrance door.

## **Private Entrance Hallway**

Two large storage cupboards, radiator with decorative wooden cover, door entry system, fuse board, coving, skirting and wood effect laminate flooring.

## **Bedroom One**

11'1" × 10'6"

Double glazed window to rear aspect, built-in wardrobes with sliding mirrored doors, radiator, clothing, skirting and wood effect laminate flooring.

## **Bedroom Two**

10'0" × 6'11"

Double glazed window to front aspect, radiator, coving, skirting and wood effect laminate flooring.

## **Three-Piece Bathroom**

6'5" × 6'5"

Obscured double glazed window to front aspect, paneled bath with shower over and glass screen, wall-mounted wash basin with chrome mixer tap, WC with hidden cistern, towel radiator, wall tiling, extractor fan, spotlighting, coving, skirting and floor tiling.

## **Lounge-Diner**

17'5" × 12'10" > 10'3"

Double glazed window to rear aspect, opening

through to kitchen, two radiators, coving, skirting and wood effect laminate flooring.

## **Kitchen**

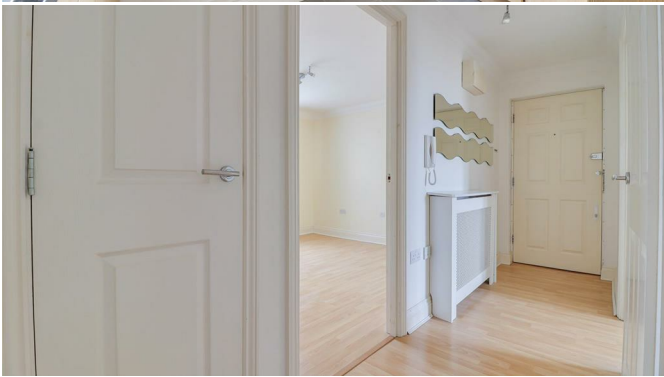
10'3" × 6'11"

Double glazed window to front aspect, wooden kitchen units both wall-mounted and base level comprising; four ring burner electric hob with extractor hood over and a stainless steel splashback, integrated oven, integrated fridge/freezer, integrated washing machine (1-2 years old), 1.5 stainless steel sink with drainer and chrome mixer tap, granite effect laminate worktops with tiled splashbacks, wall-mounted boiler (1-2 years old), radiator, spotlighting, coving, skirting and a tiled floor.

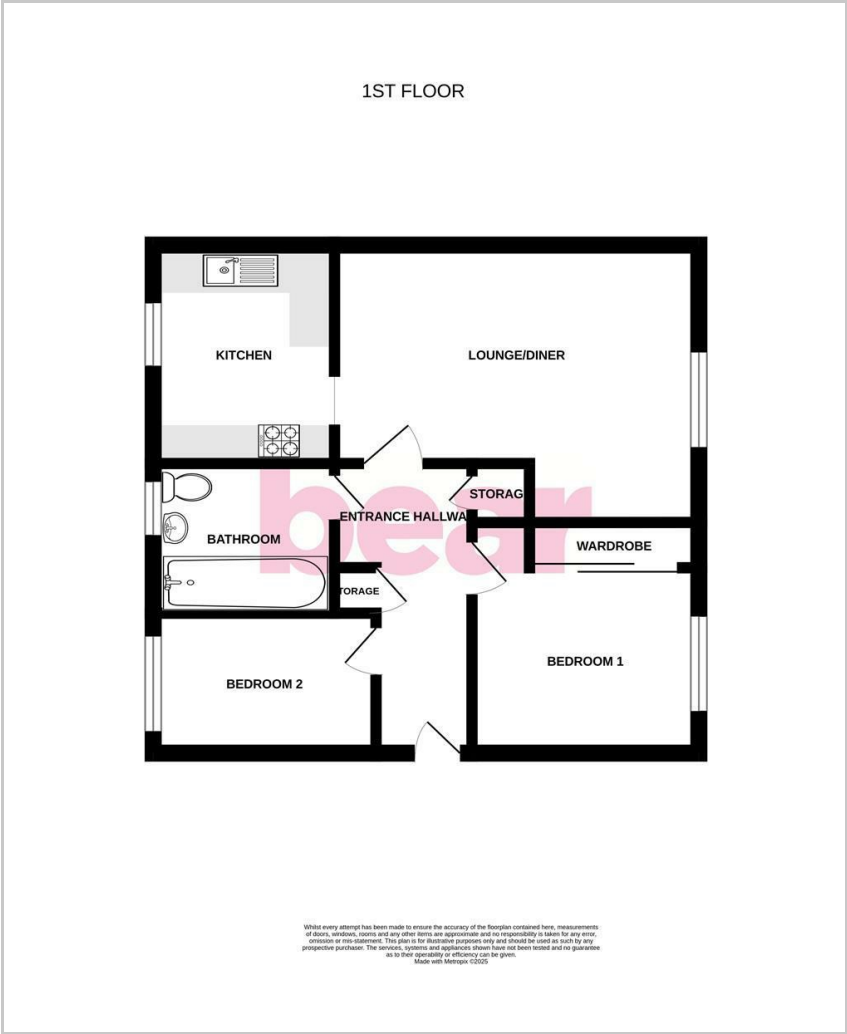
## **Communal Garden**

Mostly laid to lawn with mature planting borders and access to parking and the bin/bike store.

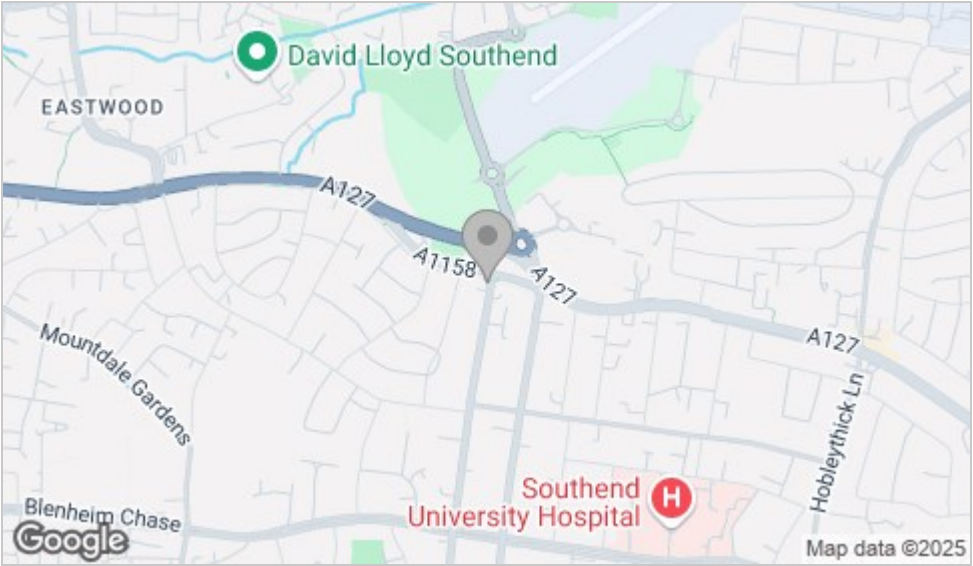




# Floor Plan



# 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

