



\* £300,000 - £350,000 \* PARKING \* WEST-FACING COURTYARD GARDEN \* MINUTES FROM WESTCLIFF STATION AND BEACHFRONT \* NO ONWARD CHAIN \* DETACHED COACH HOUSE \* FULL RENOVATION WITH A STYLISH CONTEMPORARY DESIGN \* TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES \* This little piece of history is tucked away on a quiet side road, nearby Westcliff Station and the beachfront. Originally a coach house built in the 1870's for the railway line and never occupied, this fully renovated detached home offers two double bedrooms with storage on the first floor, a shower room and a bright open-plan kitchen/reception room with French doors out to the west-facing courtyard - there is even room for parking! The owner has installed modern practicalities such as underfloor heating within the contemporary design, whilst keeping in mind chic finishing touches like porcelain tiling and solid wood parquet flooring. The location is perfect for London commuters, with Westcliff Station minutes away, as well as the picturesque beachfront and Chalkwell Esplanade. There are amenities and bus links virtually around the corner on both Hamlet Court Road and the London Road and a great school catchment is on offer. The home is available to view now and with no onward chain!

- Detached property with a contemporary open-plan design
- Off-street parking for two vehicles
- Walking distance to Westcliff Station for London commuters
- Chalkwell beachfront only a walk away
- Underfloor heating throughout
- Fully refurbished original coach house
- West-facing courtyard garden
- Modern three-piece shower room suite
- Amenities and bus links in close proximity
- No onward chain

## Satanita Road

Westcliff-on-Sea

**£300,000**

Price Guide





# Satanita Road



## Parking/Frontage

Parking on a brick pavier driveway with space for up to two vehicles with an additional over the dropped curb, secure double entry gates which slide to one side, the space can be used for parking or as a west-facing courtyard garden (or both as there is versatile space), air source heat pump which supplies the underfloor heating is positioned outside, overhead canopy perfect for seating, fencing to both sides double glazed entrance door leading to:

## Kitchen-Reception Room

20'0" × 18'0"

Double glazed French doors to front aspect, double glazed kitchen window overlooking front garden/parking area, access to three-piece shower room suite, spiral staircase rising to first floor landing, wooden kitchen units both wall-mounted and base level comprising; solid wood worktops with stainless steel sink and drainer, brushed nickel mixer tap and tiled splashbacks, four ring burner electric hob with stainless steel extractor hood over, integrated oven, space for washing machine, space for fridge/freezer, spotlighting, skirting and concrete effect porcelain floor tiles with underfloor heating.

## Downstairs Shower Room

7'3" × 3'10"

Three-piece suite comprised of; double shower with drencher head and secondary shower attachment with inset shelf, wall-mounted wash basin with chrome mixer tap, WC, chrome towel radiator, extractor fan, spotlighting, partial wall tiling and porcelain floor tiles with underfloor heating.

## First Floor Landing

Double glazed window to rear aspect, spotlighting, skirting and solid wood parquet flooring.

## Bedroom One

13'6" × 10'2" > 7'3"

Double glazed window to front aspect, built-in double bed with storage drawers underneath, built-in wardrobe, built-in chest of drawers with shelf, spotlighting, skirting and solid wood parquet flooring.

## Bedroom Two

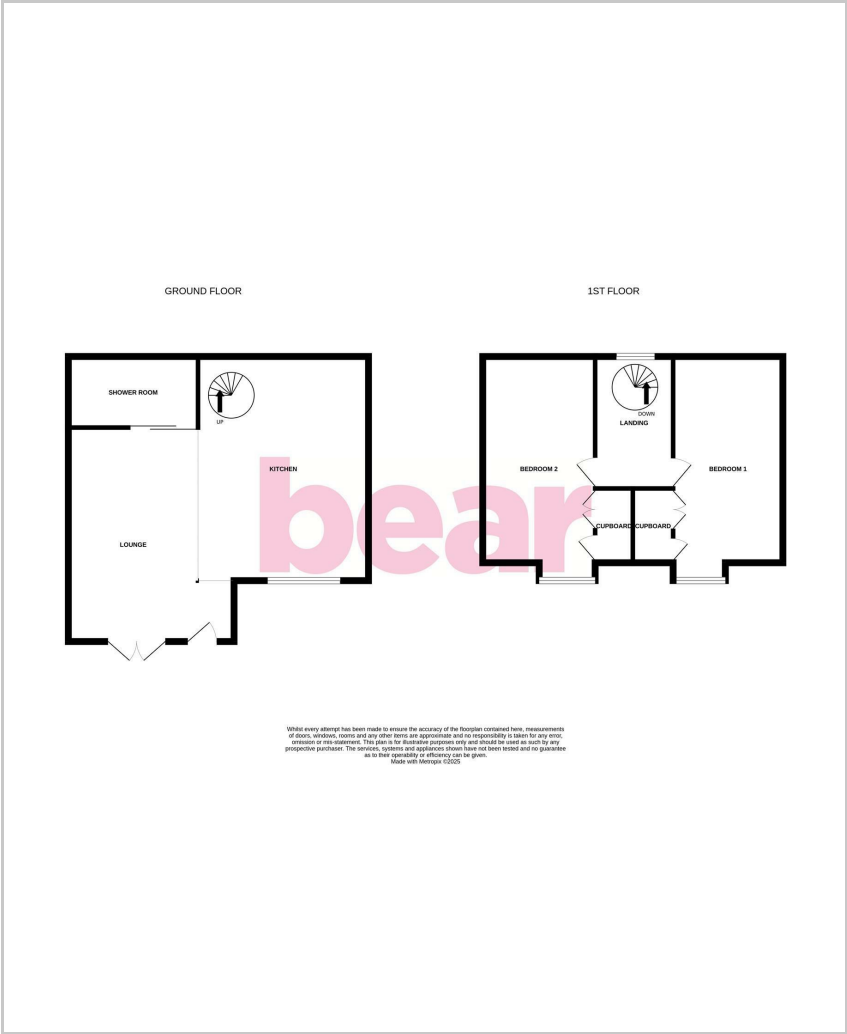
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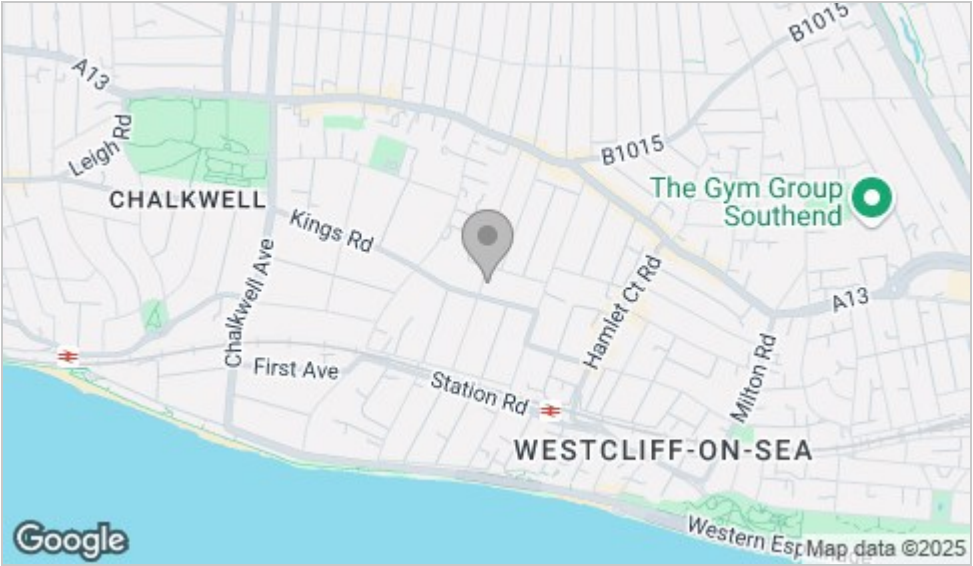




# Floor Plan



# 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

