



* £220,000 - £230,000 * DIRECT ACCESS TO PRIVATE BALCONY AND WEST-FACING GARDEN * LOW CHARGES WITH LONG LEASE * PRIVATE ENTRANCE * A WALK TO WESTCLIFF STATION * Located in the charming area of Westcliff-on-Sea, this delightful split-level apartment on Electric Avenue offers a perfect blend of comfort and convenience. The property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office. As you enter, you are welcomed into a dual aspect lounge that is both bright and inviting, featuring a lovely fireplace that adds a touch of warmth and character. This space is perfect for relaxing or entertaining guests. The modern three-piece bathroom is tastefully designed, providing a fresh and contemporary feel. One of the standout features of this property is the direct access to your own west-facing rear garden and balcony area. This outdoor space is perfect for enjoying the afternoon sun, hosting barbecues, or simply unwinding in a private setting. The location is highly convenient, with local shops just a short stroll away, ensuring that all your daily needs are easily met. Additionally, Westcliff Train Station is within walking distance, providing excellent transport links for those commuting to London or exploring the surrounding areas. This flat presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. With its appealing features and proximity to amenities, it is a property not to be missed.

- Split level maisonette
- Direct access to your own west facing balcony and own rear garden
- Modern three-piece bathroom
- Own entrance hallway area
- Two double bedrooms
- Huge master bedroom with enormous eaves storage
- Dual aspect lounge with feature fireplace
- Walking distance to Westcliff Station, local amenities and Southend Hospital
- Great transport links such as major bus links to the A13 and A127

Electric Avenue

Westcliff-On-Sea

£220,000

Price Guide



Electric Avenue



Frontage

Block paved pathway to your own entrance door.

Hallway

4'0" x 2'9"

Smooth ceiling, cupboard housing the utility meters, UPVC entrance door to the front, carpet, white painted staircase with a dado rail leading up to the first floor.

First Floor Landing

Smooth ceiling, doors to all rooms, cupboard area with a top box, picture rails, dado rails, carpet.

Bathroom

7'5" x 7'3" > 5'3"

Smooth ceiling, obscured double glazed window to the rear, cupboard housing the wall mounted Imini boiler, pedestal wash basin, low-level WC, tiled bath with a shower attachment, chrome towel radiator, fully tiled walls and tiled flooring.

Bedroom Two

11'7" x 10'3"

Smooth ceiling with a pendant light, built in storage to one side of the chimney breast, double glazed windows to the rear overlooking the garden, radiator, laminate flooring, UPVC obscured double glazed door to the rear leading out to the balcony and your garden.

West Facing Balcony and Rear Garden

Wooden balustrade with wooden stairs leading down to the garden area

Garden commences with mainly lawn with a patio area to the rear, attractive flower and shrub borders with a shed to the very rear.

Lounge

12'2" x 12'2"

SDsmooth ceiling with a pendant light, double glazed windows to the side and front, feature fireplace area, radiator, laminate flooring.

Kitchen

12'1" > 7'4" x 6'10"

Double glazed box bay window to the front, coved smooth ceiling with a pendant light. Shaker-style kitchen comprising of wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome tap, four ring gas hob with an extractor fan above, integrated Neff oven, space for a washing machine, space for a fridge freezer, laminate flooring, bi-folding door leading to:

Top Floor Landing

Carpetaed staircase leading to:

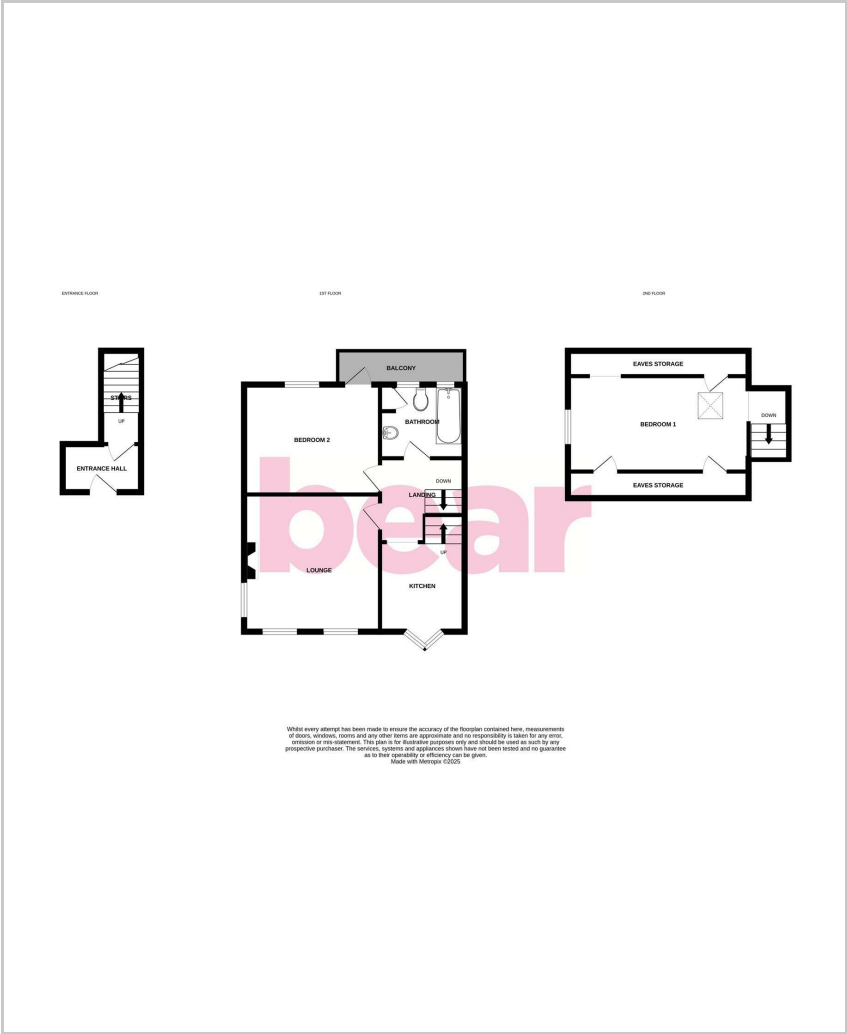
Bedroom One (top floor)

19'7" x 10'6"

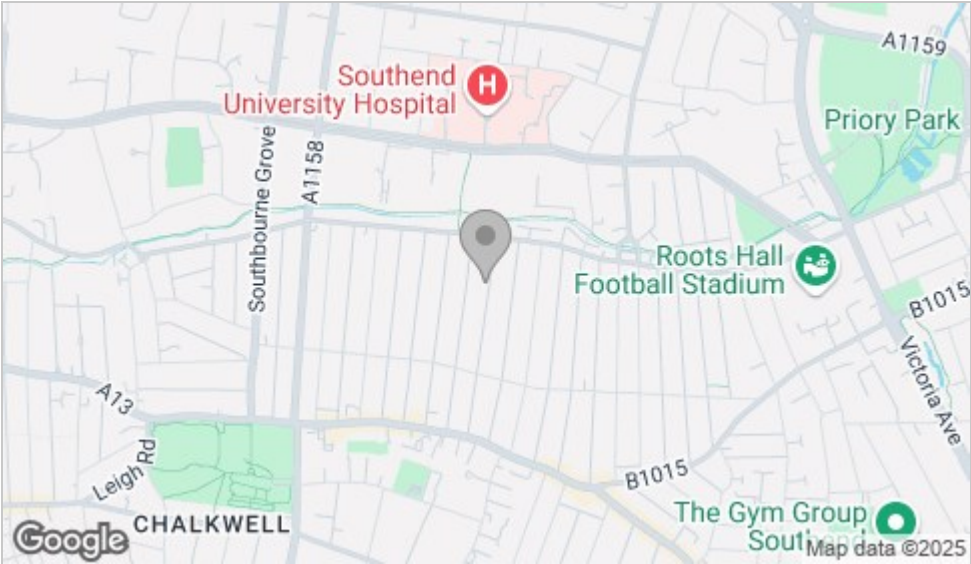
Smooth ceiling with a pendant light, double glazed velux window to the rear, double glazed standard windows to the side, huge eaves storage cupboards, radiator, carpet.



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

