



* £325,000 - £350,000 * PRIVATE WEST-FACING GARDEN * PRIVATE BALCONY WITH SEA VIEW * PERMIT PARKING * MASTER BEDROOM WITH EN-SUITE * BUILT-IN WARDROBES AND BALCONY * SOUGHT AFTER SEAFRONT ROAD * On the doorstep of the beach sits this characterful first floor flat, with a private west-facing garden and two private balconies and beautiful estuary views. The accommodation is comprised of; ample permit parking, a secure communal entrance with door entry system, private entrance hall with utility cupboard, a bay fronted lounge-diner which can be open plan to the kitchen with its private balcony and clear sea views, a modern three-piece bathroom, master bedroom complete with an ensuite, built-in storage and west-facing balcony, a spacious second bedroom with built-in wardrobes and finally, the property possesses the rarity of a private and un-overlooked west-facing garden. The property sits on a sought-after seafront road and is complemented by other surrounding characterful properties. Westcliff Station for London commuters is also only a short walk away and an even shorter walk to the seafront, amenities and bus links. For schooling, Barons Court Primary School and Belfairs Academies are within catchment, with the prestigious grammar schools a walk away. This unique opportunity for a future home or investment is offered with no onward chain, a long lease and viewings are available now!

- Private west-facing garden
- Sea views
- Lounge-diner which can be open plan to the kitchen
- En-suite to master as well as main bathroom
- Two built-in wardrobes and a utility cupboard
- Two private balconies
- Permit parking available
- Two large double bedrooms
- Highly sought-after seafront road
- Few minute walk from Westcliff Station

Palmeira Avenue

Westcliff-On-Sea

£325,000

Price Guide



Palmeira Avenue



Frontage

An incredibly attractive period building with a sideways leading to a communal entrance door complete with door entry system, access to the private west-facing garden.

Communal Entrance

Large entrance hall with a staircase rising to the first floor private entrance door.

Private Entrance Hallway

Large double door utility cupboard with space for an appliance and shelving, radiator, coving, skirting and a porcelain tiled floor.

Lounge-Diner

18'5" × 13'8"

Impressive double glazed bay fronted sash windows, double doors through to kitchen which can create an open plan room, two double radiators, feature fireplace, coving, skirting and wood effect laminate flooring.

Kitchen-Breakfast Room

12'10" × 12'1"

Double glazed door for access to the private balcony and double glazed oriel sash windows, modern gloss kitchen units both wall-mounted and base level comprising; five ring burner gas hob with a Smeg extractor hood over, integrated oven, integrated fridge/freezer, ceramic 1.5 sink with drainer and mixer tap, wood effect laminate worktops with tiled splashbacks, space for dishwasher, space for table and chairs, double radiator, spotlighting, coving, skirting and a porcelain tiled floor.

Morning Balcony

Sea views, wooden balustrades, tiled flooring

and space for table and chairs to enjoy the morning sun.

Bedroom One

13'5" × 10'5"

Double glazed sliding doors for access to west-facing balcony, access to en-suite, large run of fitted wardrobes, coving, skirting and carpet.

En-Suite to Bedroom One

7'11" × 4'0"

Walk-in shower cubicle, wall-mounted wash basin with chrome mixer tap, WC, spotlighting, extractor fan, floor to ceiling wall tiling and a tiled floor with underfloor heating.

Bedroom Two

11'10" × 11'8"

UPVC double glazed rear window, large set of fitted wardrobes, radiator, coving, skirting and carpet.

Three-Piece Family Bathroom

8'0" × 5'8"

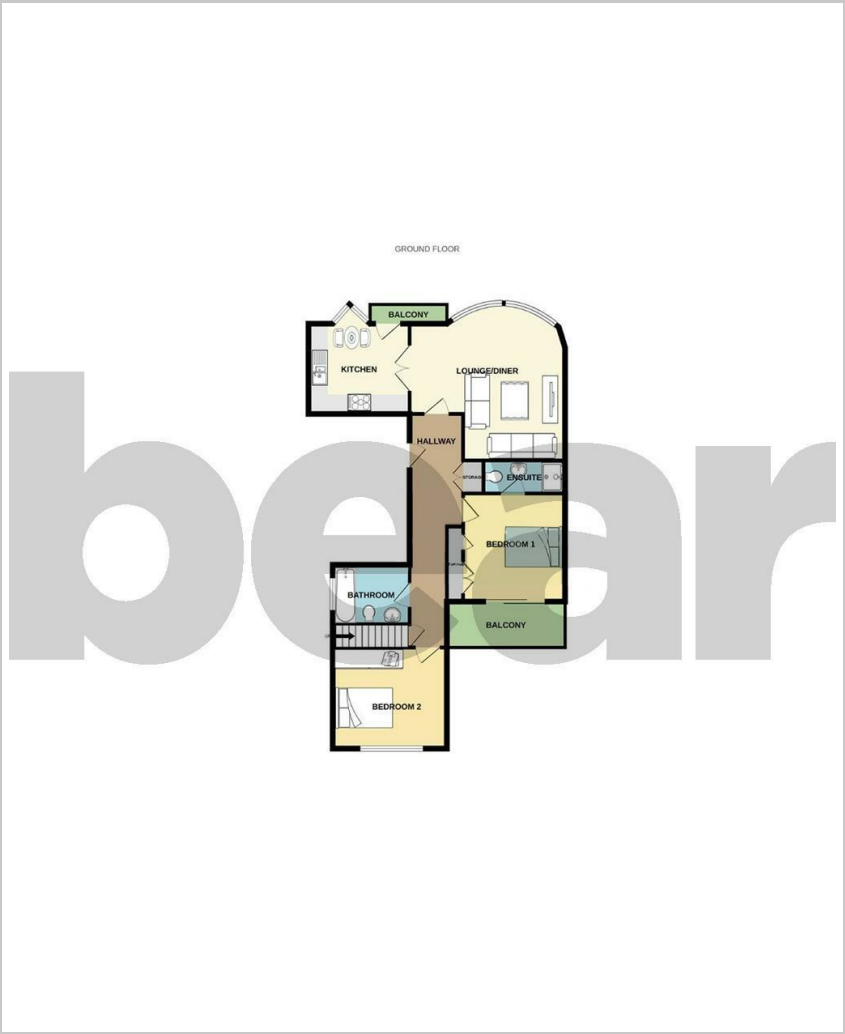
Obscured UPVC double glazed side window, tiled bath with shower attachment, WC, wall-mounted wash basin with chrome mixer tap, column style radiator with chrome towel rail, spotlighting, extractor fan, fully tiled walls and flooring.

Private West-Facing Garden

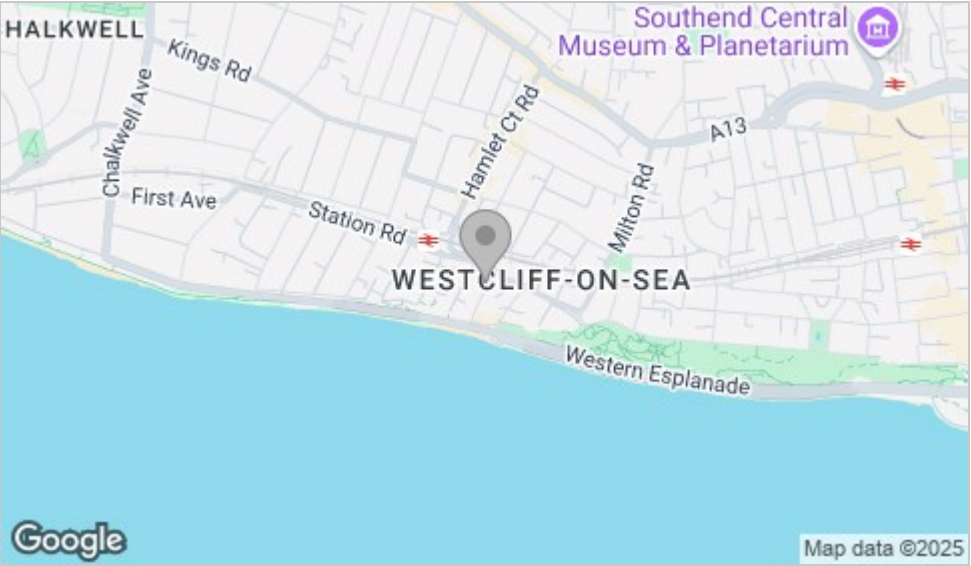
Commences with a paved seating area with the remainder mostly laid to lawn, a beautiful array of planting which gives the garden a huge amount of privacy from neighbouring properties, fencing and a shed to remain.



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

