



* £190,000- £200,000 * LONG LEASE AND LOW RUNNING COSTS * PARKING TO REAR *

Nestled in the picturesque Southend Conservation area, this beautiful ground floor flat on St. Vincent's Road, Westcliff-on-Sea, offers a delightful blend of comfort and convenience. The property features a charming lounge diner, accentuated by a stunning circular bay window that invites an abundance of natural light, creating a warm and inviting atmosphere. The flat comprises one well-proportioned bedroom, which boasts direct access to a south-facing patio. This private outdoor space is perfect for enjoying morning coffee or evening relaxation, while also leading onto a communal lawned garden, ideal for leisurely strolls or social gatherings. There is a stylish three piece bathroom and one of the notable advantages of this property is the dedicated parking space located at the rear of the building, providing ease and security for your vehicle. The location is truly enviable, situated within walking distance of both Westcliff and Southend Stations, making commuting a breeze. Additionally, the vibrant seafront and the eclectic mix of eateries and shops along Hamlet Court Road are just a short stroll away, offering a variety of options for dining and leisure. This flat is perfect for those seeking a tranquil yet accessible lifestyle in a charming setting. Whether you are a first-time buyer, a couple, or looking to downsize, this property presents an excellent opportunity to enjoy the best of Westcliff-on-Sea living.

- Beautiful 45m2 ground floor character flat
- Communal south facing garden area
- Bedroom with door on to south facing patio
- Fully fitted kitchen
- Short walk to Westcliff and Southend Central Stations
- Parking space to rear floor character flat
- Generously sized lounge diner with double doors to kitchen
- Stunning three piece bathroom
- Idyllic location on the popular 'Southend Conservation' area
- Hamlet Court Road, London Road and Seafront amenities close by

St. Vincents Road

Westcliff-on-Sea

£190,000

Price Guide



St. Vincents Road



Frontage

Shingled driveway leading to the rear of the building, parking space, communal lawn area, side access to:

Communal Hallway

Original double wooden entrance doors to the side, traditional patterned wood floor, coved ceiling with inset spotlights, door to:

Entrance Hallway

Coved ceiling with inset spotlights, solid wood entrance door to the front, dado rail, laminate flooring.

Lounge-Diner

17'5" x 12'9"

Smooth coved ceiling with inset spotlights, bay windows to the front, boxed-bay windows to the front with sash windows, radiator, laminate flooring, dado rail, double doors to:

Kitchen

9'6" x 4'0"

Smooth coved ceiling with inset spotlights. Shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome mixer tap, space for a washing machine, space for a fridge freezer, integrated oven and grill, four ring hob with an extractor fan above, tiled splashbacks, tiled flooring.

Bedroom

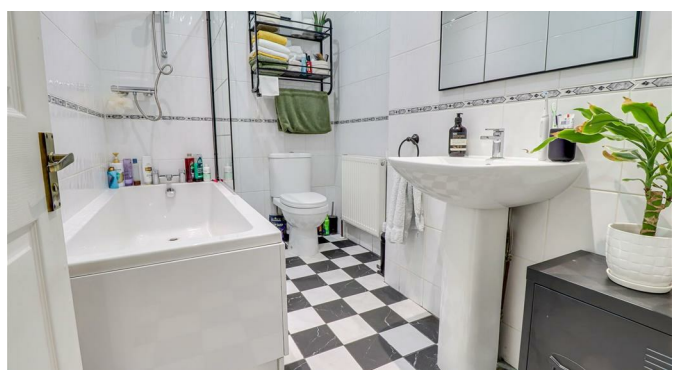
13'5" x 9'8"

Smooth coved ceiling with inset spotlights, double glazed boxed-bay window to the rear, solid wood exit door out to a raised patio overlooking the communal rear garden, dado rail, laminate flooring.

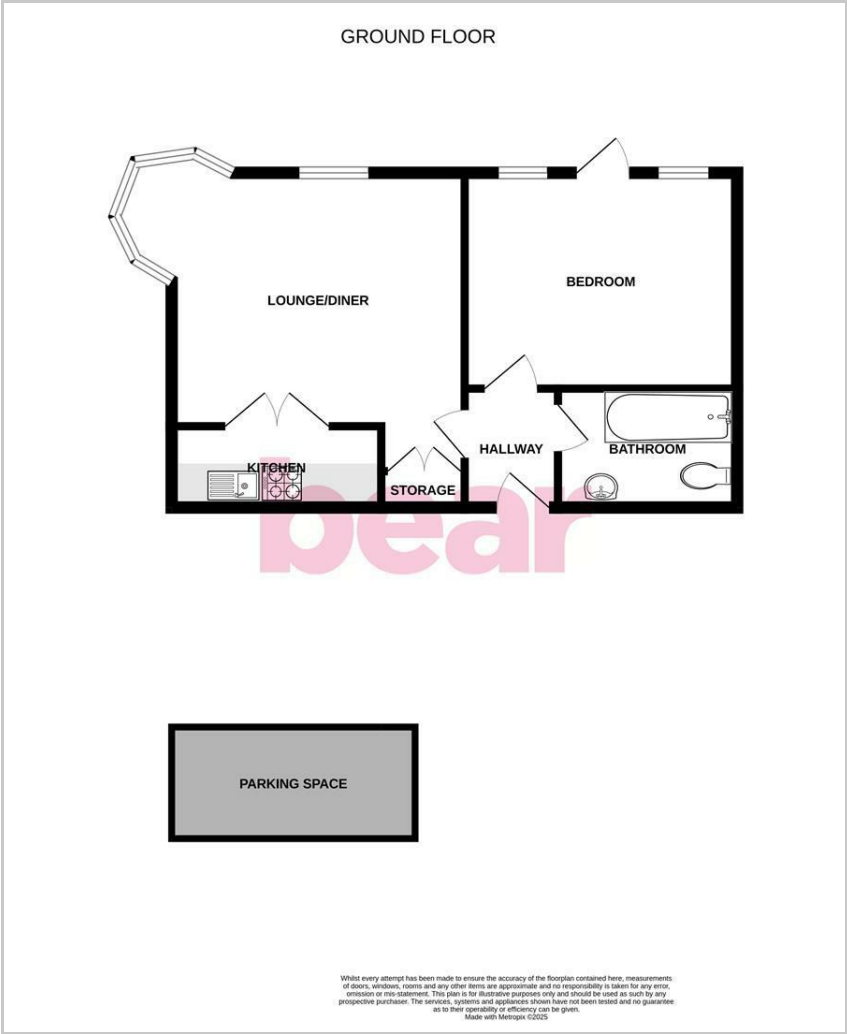
Three Piece Bathroom

7'1" x 6'11"

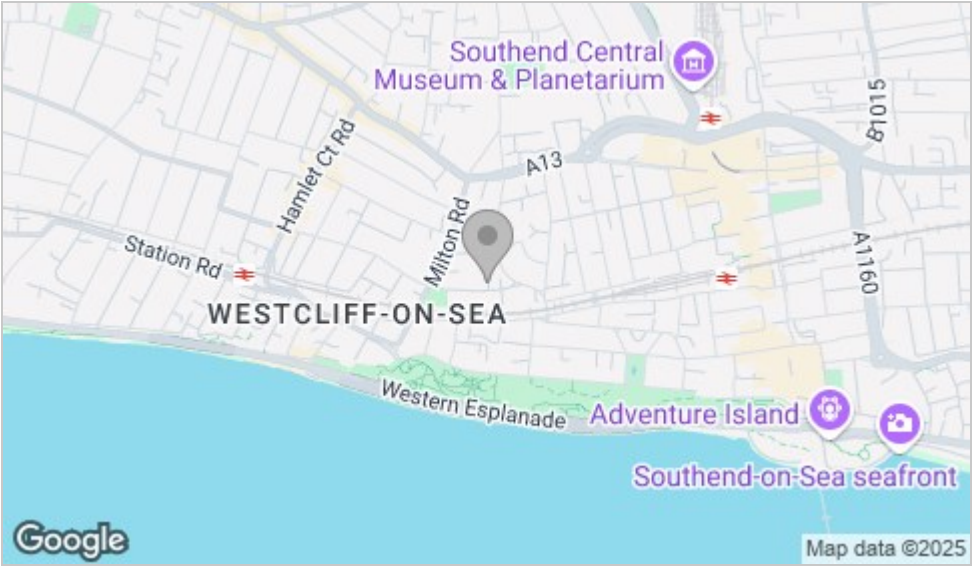
Smooth ceiling with inset spotlights, extractor fan, panelled bath with a shower over, low-level WC, pedestal wash basin, fully tiled walls, blue and white tiled flooring, radiator.



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

