



\* £200,000 - £220,000 \* SOUTH-FACING JULIET BALCONY \* TWO DOUBLE BEDROOMS \* EN-SUITE AND THREE-PIECE BATHROOM \* OPEN PLAN LIVING SPACE \* NO ONWARD CHAIN \* Boasting two double bedrooms, including a master with it's own en-suite and juliet balcony that floods the space with natural light. The accommodation is comprised of: a secure communal entrance with intercom access at both the front and rear, a private hallway, a spacious lounge-diner, a modern kitchen, a master bedroom with en-suite and a second double bedroom, shared parking to the rear and well-maintained communal grounds. This property boasts an enviable position with a wealth of local amenities. Southend University Hospital is within close proximity and Tesco superstore ensures everyday shopping needs are met with ease. Excellent bus links and the A127 are easily accessible, facilitating seamless travel. For London commuters, Chalkwell train station is just a short drive away, providing efficient rail connections. Families will appreciate the property's location within the catchment area for Earls Hall School and it's proximity to the esteemed Southend and Westcliff Grammar Schools. Additional benefits include ample shared parking to the rear, well-maintained communal grounds and secure entry systems at both the front and rear - viewings are available now.

Tax band: C

Leasehold: 103 year lease(approx.) // Service charge: £1,332(approx.) // Ground rent: £220(approx.)

- South-facing juliet balcony
- Two double bedrooms
- Open plan living space
- Communal gardens
- Close to Southend and Westcliff Grammar Schools
- Shared parking to the rear
- En-suite and three-piece bathroom
- Modern kitchen
- Intercom access at both the front and rear
- No onward chain

## Southpoint

### Westcliff-on-Sea

**£200,000**

Price Guide



# Southpoint



## **Parking**

Ample shared parking bays to the rear of the property, accessed via Westbourne Grove.

## **Frontage**

Well-kept front gardens with planting for privacy and a pathway leading to the front door, complete with phone entry system.

## **Communal Entrance**

Porch leads through to the carpeted hallway with a private entrance door leading to:

## **Private Entrance Hallway**

11'2" × 4'7"

Radiator, large storage cupboard, smooth ceilings with cornicing, skirting, carpet.

## **Lounge-Diner**

17'10" × 11'5"

Double glazed windows to rear and side aspect, two radiators, smooth ceilings with cornicing, skirting, carpet.

## **Kitchen**

11'5" × 6'2"

Shaker style kitchen units both wall mounted and base level, kitchen comprised of; stainless steel 1.5 sink with drainer and chrome mixer tap, integrated washing machine/tumble dryer, integrated fridge/freezer, four ring electric hob, integrated oven, smooth ceilings with cornicing and inset spotlights, tiled splash back, tiled flooring.

## **Bedroom One**

12'10" × 10'9"

Double glazed juliet balcony to rear aspect, radiator, fitted wardrobes, smooth ceilings with cornicing, skirting, carpet.

## **En-Suite to Bedroom One**

5'1" × 4'9"

Radiator, WC, wash basin with chrome mixer tap, shower, smooth ceilings with cornicing and inset spotlights, partially tiled walls, wood effect lino flooring.

## **Bedroom Two**

9'5" × 7'1"

Double glaze window to rear aspect, radiator, smooth ceilings with cornicing, skirting, carpet.

## **Bathroom**

7'10" × 5'6"

Radiator, extractor fan, WC, wash basin with chrome mixer tap, panelled bath, smooth ceilings with cornicing and inset spotlights, partially tiled walls, skirting, wood effect lino flooring.

## **Communal Gardens**

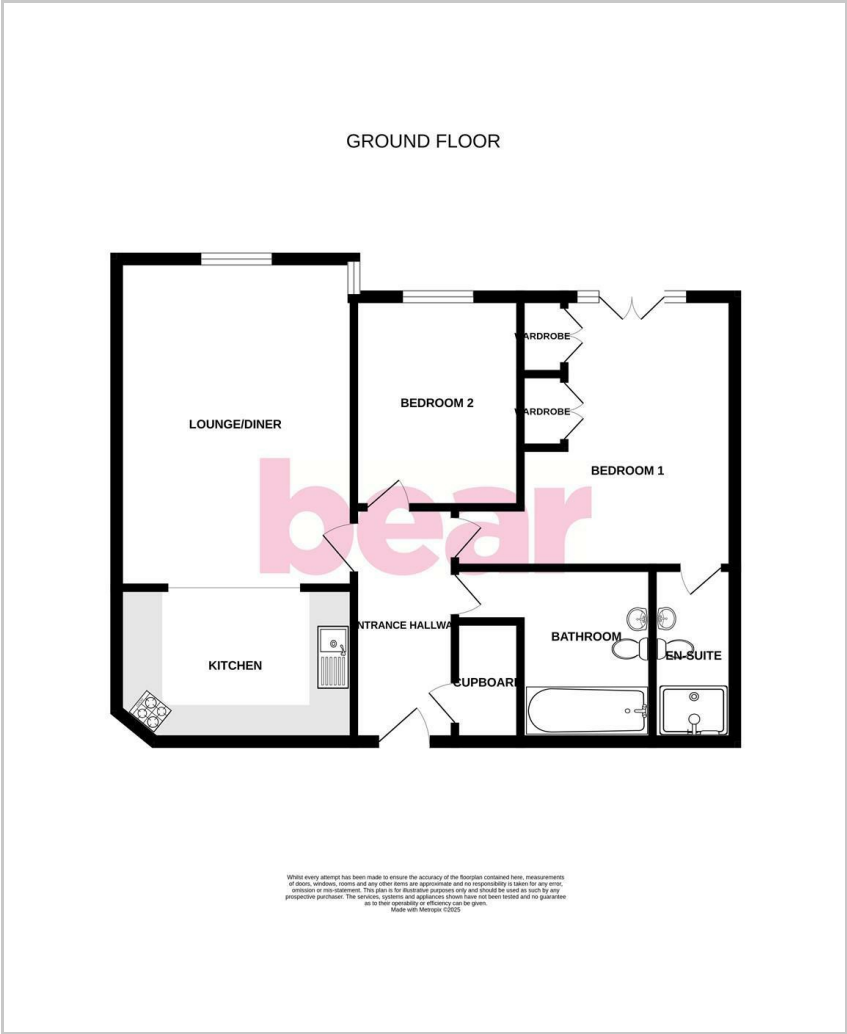
Pathway leads up to the parking and the rest is laid to lawn with beautifully mature planting and borders for privacy.

## **Agent Notes:**

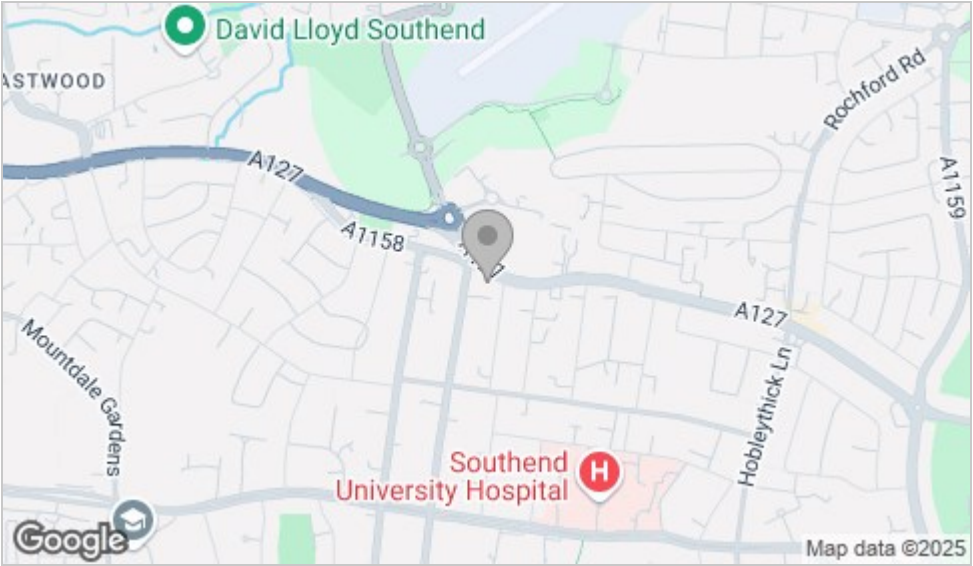
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# Floor Plan



# 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

