



* £550,000- £600,000 * Proudly situated within a tranquil cul-de-sac in the charming area of Westcliff-on-Sea, this delightful fully detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including an en-suite bathroom to the master, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining. The main bathroom is thoughtfully designed, there is a modern en-suite to bedroom one and the addition of a downstairs WC enhances the practicality of the home. For those with vehicles, the property features generous parking options along with a detached garage, ensuring that your parking needs are well catered for. Location is key, and this property does not disappoint. It is close to the vibrant Leigh Road shopping facilities, where you can find a variety of shops and eateries. Additionally, Westcliff Station is nearby, offering excellent transport links for commuters. For those who enjoy the outdoors, the beautiful Chalkwell Beachfront is also just a short stroll away, perfect for leisurely walks or enjoying a day by the sea. This charming home presents an excellent opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious layout and desirable amenities, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely property your new home.

- Modern built fully detached home
- Master bedroom en-suite shower room
- Duel aspect lounge opening onto the garden
- Modern fully fitted kitchen with integrated appliances
- Driveway for two to three large vehicles, plus a detached garage
- Three bedrooms and two receptions
- Family bathroom and downstairs toilet
- Additional dining room overlooking garden
- Secluded rear garden
- Short walk to Westcliff Train Station, Hamlet Court Road and Chalkwell Park and Beach

Alleyn Place

Westcliff-on-Sea

£550,000

Price Guide



Alleyn Place



Frontage

Driveway accommodating two to three vehicles, access to the garage, side access to the rear garden, secluded path to your front door, outside tap.

Entrance Hallway

Coved ceiling, composite entrance door to the front, understairs storage cupboard, radiator, carpet, door to:

Lounge

18'11" x 10'9" max

Coved ceiling, feature fireplace with a wooden surround and a marble hearth, gas fire, leadlight double glazed windows to the front, double glazed French doors to the rear opening out into the garden, two radiators, carpet.

Kitchen

11'0" x 10'3"

Smooth ceiling with inset spotlights, double glazed leadlight windows to the front, UPVC obscured double glazed door to the side, cream shaker style kitchen comprising of; wall and base level units with a granite worktop, integrated fridge freezer, integrated oven and grill, four ring electric hob with a Neff extractor fan above, integrated Neff microwave, cupboard housing a wall mounted boiler, integrated dishwasher inset 1.5 sink with draining grooves and a mixer tap, granite window seat, pull out table, shelving, tiled floor.

Downstairs WC

5'7" x 2'8"

Obscured double glazed window to the side, low-level WC, vanity unit wash basin, wall hung chrome heated towel rail, fully tiled walls, tiled flooring.

Dining Room

10'5" x 9'1"

Double glazed window to the rear overlooking the garden, carpeted stairs to the first floor, coved ceiling, radiator, carpet.

First Floor Landing

Leadlight double glazed windows to the front, loft

hatch, bench storage seating area, wall hung radiator, carpet.

Bedroom One

12'8" > 9'5" x 10'11"

Pendant light, double glazed windows to the rear overlooking the garden, built in wardrobes, radiator, carpet, door to:

En-Suite Shower Room to Bedroom One

6'4" x 5'3"

Obscured leadlight double glazed window to the front, corner shower, vanity unit wash basin, low-level WC, part tiled walls, tiled floor, chrome heated towel rail.

Bedroom Two

10'8" x 9'6"

Leadlight double glazed window to the front, wall hung radiator, carpet.

Bedroom Three

10'3" x 10'1" > 6'11"

Double glazed window to the rear overlooking the garden, storage cupboard, wall hung radiator, carpet.

Bathroom

6'9" x 6'9"

Obscured double glazed window to the side, low-level WC, vanity unit wash basin, bath with a shower over, wall hung heated towel rail, part tiled walls, tiled floor.

Rear Garden

Commences with a patio with the remainder laid to lawn, established tree, flower and shrub borders, unoverlooked to the rear, access to the garage, side access to the drive, outside tap.

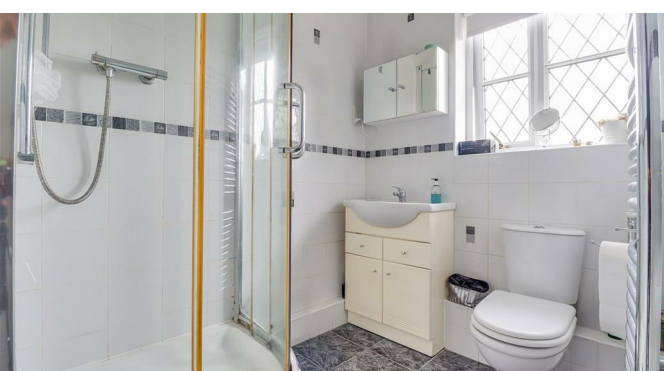
Detached Brick Garage

17'3" x 9'1"

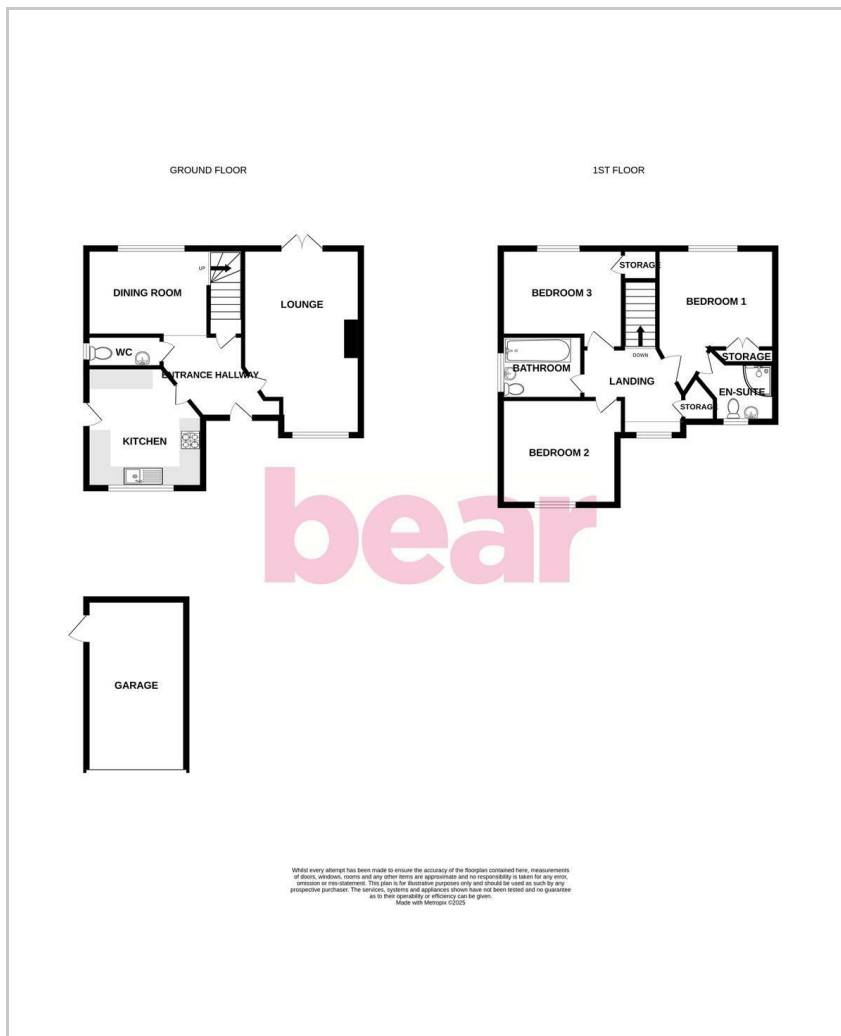
Up and over door to the front, UPVC door to the side leading out to the garden, concrete floor, power, light, storage options in the roof space.

Agents Notes:

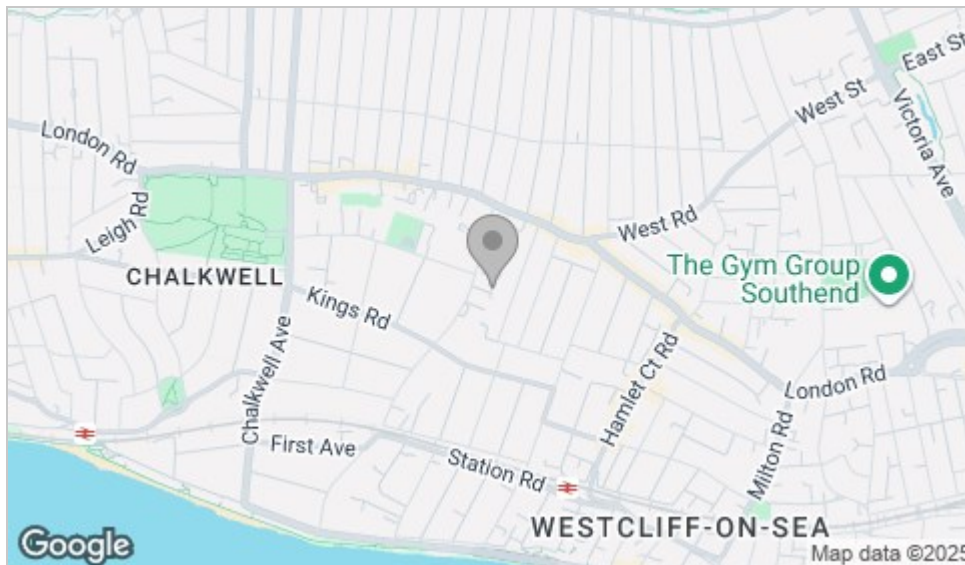
Council tax band: E



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

