



* £300,000- £325,000 * Located on the charming Salisbury Avenue in Westcliff-on-Sea, this delightful terraced home offers a perfect blend of character and modern living. Originally designed as a three-bedroom property, it has been thoughtfully reconfigured to provide two spacious bedrooms, allowing for a more generous living space. The house features two inviting reception rooms, ideal for both relaxation and entertaining. The kitchen breakfast room is a wonderful space for family meals and casual dining, making it the heart of the home. Natural light floods through the property, enhancing its warm and welcoming atmosphere. Step outside to discover a west-facing rear garden, a lovely spot to enjoy the afternoon sun and unwind after a busy day. This outdoor space is perfect for gardening enthusiasts or for hosting summer barbecues with friends and family. Conveniently located within walking distance to Westcliff Station, commuting to London or other nearby areas is a breeze. Additionally, the vibrant Hamlet Court Road shopping facilities are just a short stroll away, offering a variety of shops, cafes, and amenities to cater to your everyday needs. This character-filled terraced home is an excellent opportunity for those seeking a comfortable and convenient lifestyle in a sought-after location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

- Character mid-terraced house
- Two reception rooms
- Generously sized master bedroom with fitted wardrobes
- West backing rear garden with summerhouse with power and light
- Westcliff Grammar School for Boys and Girls within the area
- Originally three bedrooms, currently two double bedrooms
- Fully fitted kitchen breakfast room
- Open dressing room area which could be used to create a third bedroom
- Walking distance to local amenities such as Hamlet Court Road
- Southend Hospital close by

Salisbury Avenue

Westcliff-on-Sea

£300,000

Price Guide



Salisbury Avenue



Frontage

Paved front garden area with a wrought iron fence, concrete path to:

Entrance Porch and Hallway

22'1" x 4'10" > 3'1"

Coved ceiling, UPVC entrance door to the front, second door coming in from the porch is a solid wood entrance door to the front, carpeted stairs rising to the first floor with understairs storage, dado rail, Radiator, laminate flooring.

Lounge

13'8" into the bay x 11'6"

Smooth coved ceiling, picture rail, feature fireplace opening with shelving, double glazed windows to the front, radiator, laminate flooring.

Dining Room

10'11" x 9'8"

Smooth coved ceiling, double glazed window to the rear looking over the garden, picture rail, radiator, laminate flooring.

Kitchen Breakfast Room

14'11" max x 8'9"

Smooth ceiling, double glazed window to the rear and side overlooking the garden. Modern kitchen comprising of; wall and base level units with a roll edge laminate worktop, breakfast bar area, 1.5 stainless steel sink and drainer with a chrome mixer tap, four ring electric hob, integrated oven and grill, built in wine racks, space for a fridge freezer, space for a washing machine, space for a dishwasher, cupboard housing a wall mounted Ideal Logic boiler (installed approx 1 year ago), tiled splashbacks, radiator, tiled flooring, understairs storage.

First Floor Landing

10'11" x 4'11"

Smooth coved ceiling with a pendant light, loft hatch with a loft ladder, picture rail, dado rail, carpet.

Bedroom One

14'2" up to the chimney breast x 11'4"

Smooth coved ceiling, double glazed windows to the front, floor to ceiling built in wardrobes, dado rail, feature fireplace, radiator, laminate flooring.

Bedroom Two

11'0" x 9'8"

Smooth coved ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, laminate flooring.

Open Dressing Area

8'10" x 7'4"

Shelving, smooth ceiling with a pendant light, radiator, laminate flooring, open to the landing at the front, door to the rear leading to:

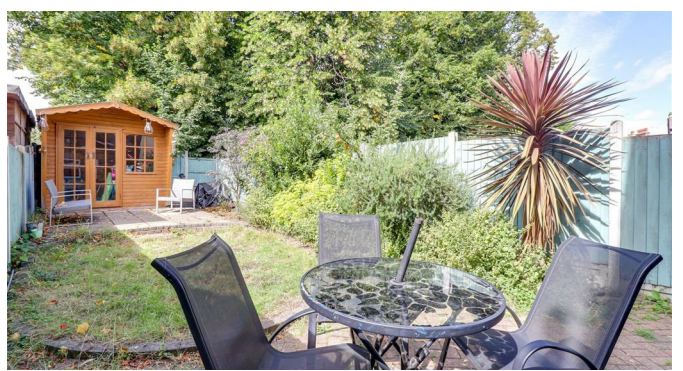
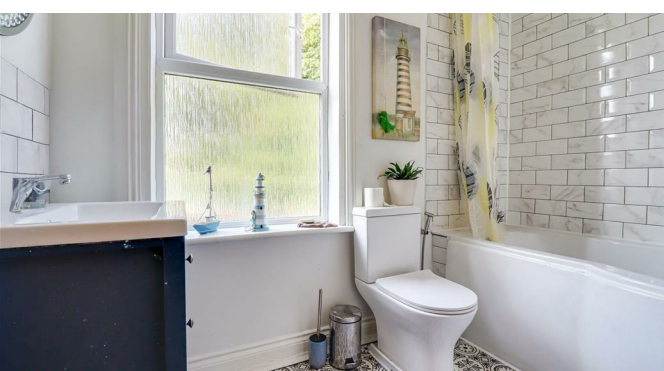
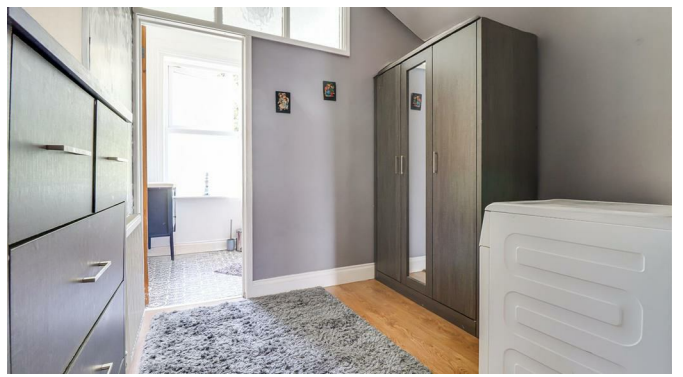
Three-Piece Family Bathroom

8'9" x 5'4"

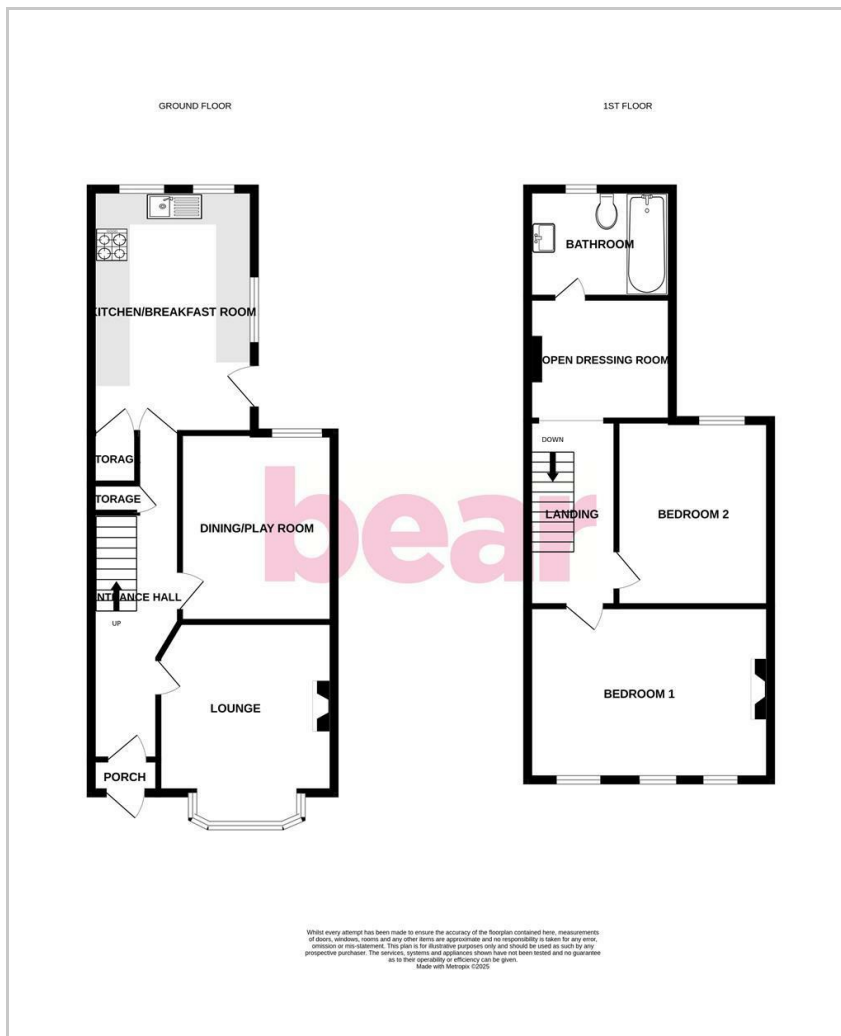
Obscured double glazed windows to the rear, p-shaped bath with a shower hose and a rainfall head, low-level WC, vanity unit wash basin, tiled splashbacks, lino flooring in a patterned tiled effect, chrome heated towel rail, obscured glazed windows to the front.

West Backing Rear Garden

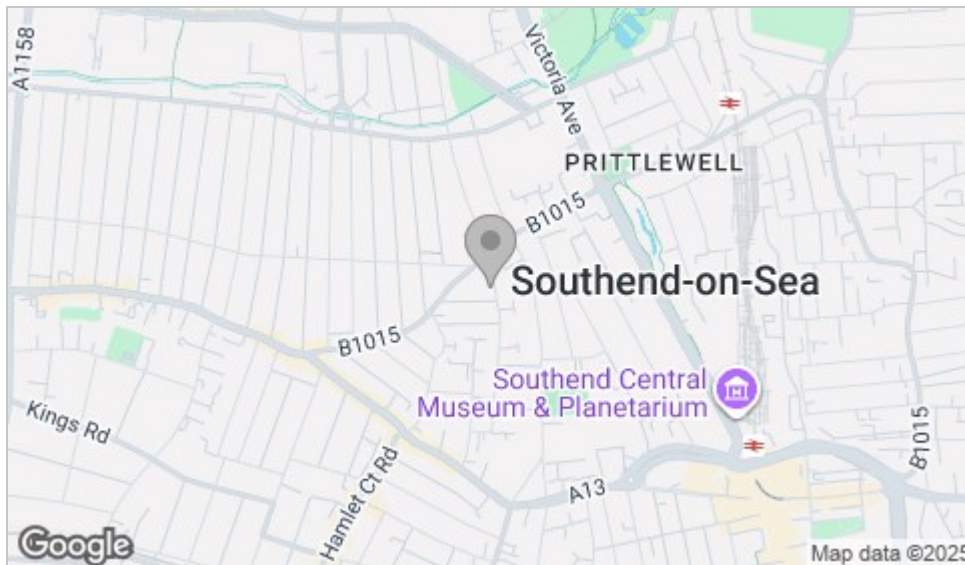
Commences with a patio area with the center area laid to lawn, further raised patio to the rear, summerhouse with power and light, outside power sockets, outside tap.



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

