



* £350,000 - £375,000 * Nestled on the charming Wellington Avenue in Westcliff-On-Sea, this delightful house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a bright south-facing lounge that invites an abundance of natural light, creating a warm and welcoming atmosphere. This inviting space seamlessly flows into a lovely dining room, perfect for entertaining family and friends or enjoying quiet meals at home.

The house is in move-in-ready condition, allowing you to settle in without the hassle of immediate renovations. Its prime location is a significant advantage, as it is conveniently situated near reputable schools, the picturesque Chalkwell Park, beach, train station, and the vibrant Leigh Broadway, which offers a variety of shops and eateries.

This property is not just a house; it is a home that offers comfort and convenience in a sought-after area. With its appealing features and excellent location, it is sure to attract interest from a wide range of buyers. Do not miss the chance to make this lovely house your new home in Westcliff-On-Sea.

- Charming Terraced House With Traditional Features
- Two Bedrooms With Generously Sized Master Bedroom
- Large Rear Garden
- Leigh Broadway and Leigh Road cafes, bars and restaurants close by
- Modern Condition Throughout
- Stylish Three Piece Shower-room
- Chalkwell Beach, Park and Station within short walking distance
- Chalkwell Infant and Junior School and Belfairs Academy catchments

Wellington Avenue

Westcliff-On-Sea

£350,000

Price Guide



Wellington Avenue



Frontage

Front garden area, path leading to:

Entrance Hall

Pendant light, carpeted stairs to the first floor, Composite door to the front, radiator, Double doors on the left to the lounge, carpeted hall leading to:

Dining room

11'6 x 12'

Smooth ceiling with semi flush ceiling lights, French doors overlooking the garden, radiator, carpeted flooring, an understairs storage cupboard, a door leading to the kitchen, and double doors leading to:

Lounge

15'x 11'

Smooth ceiling with semi flush ceiling lights, double-glazed bay windows to the front, feature fireplace with wooden surround and tiled hearth, radiator in bay.

Kitchen

10' x 8'

Window to side, wall and base level units with roll edge laminate worktops, stainless steel 1.5 sink and drainer with chrome mixer tap, space for range cooker with five ring gas hob, space for fridge freezer, space for washing machine, tiled splashbacks, tiled flooring, door to rear garden.

Shower room

8' x 10'

Smooth ceiling with quad bar spot lights, obscured double-glazed window to rear, double-sized shower pan and tiled splashback,

pedestal wash basin with tiled splashback, low-level WC, radiator, tiled flooring.

Bedroom 1

14'34 x 12'4

Coved ceiling, UPVC double-glazed windows to front, radiator, and carpeted flooring.

Bedroom 2

10' x 11'7

Smooth ceiling with pendant light, UPVC double-glazed window to the rear, radiator, carpet.

Garden

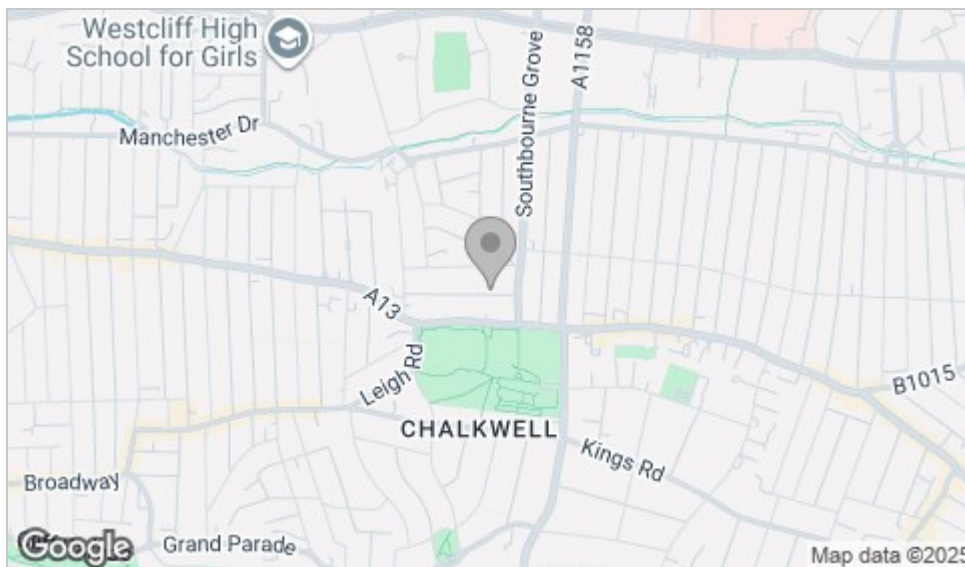
50+ Foot garden with natural grass



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

