



* NO ONWARD CHAIN * Located on Wellington Avenue in Westcliff-on-Sea, this delightful first-floor flat offers a perfect blend of space, comfort and convenience. With two well-sized bedrooms, this property is ideal for small families, couples, or individuals seeking a spacious living environment. The flat boasts a generous layout, providing ample room for relaxation and entertaining. Residents will appreciate the added benefit of parking for one vehicle, along with a garage, ensuring that your transportation needs are well catered for. One of the standout features of this property is the access to a lovely communal rear garden, a perfect spot for enjoying the outdoors, socialising with neighbours, or simply unwinding after a long day. Moreover, the location is superb, with local amenities just a short walk away. This means you can easily access shops, cafes, and other essential services, making daily life both convenient and enjoyable. In summary, this spacious first-floor flat on Wellington Avenue presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming property your new home.

- Spacious first floor flat
- Access to the generous communal rear garden
- Spacious lounge diner
- Fitted kitchen with ample storage
- Close to major bus routes and walking distance to Chalkwell Station
- Two double bedrooms
- Garage within a block
- White bathroom suite
- Walking distance to useful, local amenities
- Short walk to Leigh Road and Broadways shopping facilities

Wellington Avenue

Westcliff-on-Sea

£250,000



Wellington Avenue



Frontage

Front communal gardens, side access to rear communal gardens and garages. Access to:

Communal Entrance

Stairs rising to first floor. Access to:

Hallway

4'80 x 7'07

Coved ceiling with a pendant light, loft access, cupboard housing the electrics and fuse board, additional storage cupboard, wall-mounted electric storage heater, carpet.

Lounge

13'42 x 11'92

Coved ceiling with inset spotlights, UPVC double-glazed window to the front, wall-mounted electric storage heater, carpet.

Kitchen

10'00 x 7'06

Coved ceiling with a pendant light, double-glazed window to the front. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated oven with a four-ring electric hob and an extractor fan over, space for a washing machine, space for an undercounter fridge, stainless steel sink and drainer, vinyl flooring.

Bedroom One

11'99 x 9'16

Coved ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden area, wall-mounted electric storage heater, carpet.

Bedroom Two

10'42 x 9'86

Coved ceiling with a pendant light, double-glazed UPVC window to the rear overlooking the garden area, wall-mounted electric storage heater, fitted wardrobes, carpet.

Three Peice Bathroom

9'59 x 6'60 x 6'44

Pendant light, extractor fan, obscured double-glazed window to the side, airing cupboard housing the water tank, low-level WC, pedestal wash basin, panelled bath with an electric shower over, fully tiled walls, wood effect laminate flooring.

Communal Rear Garden

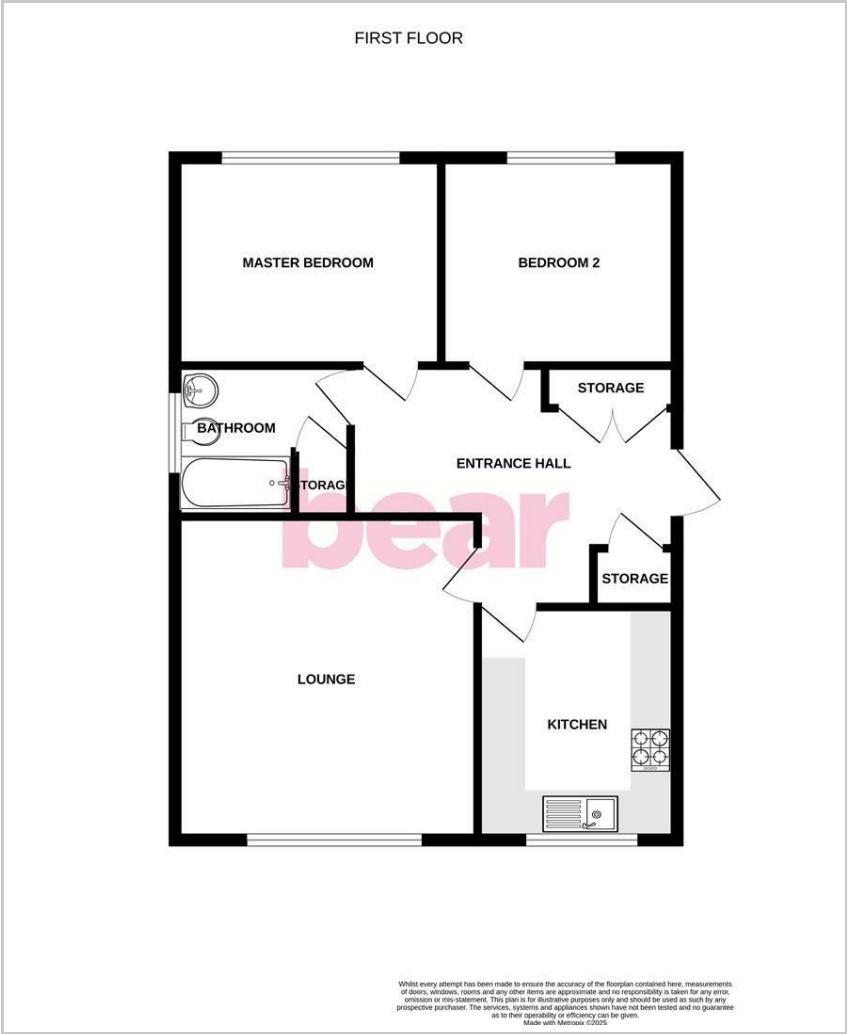
Commences with a concrete patio area with the remainder laid to lawn, washing lines, access around the side, access to garage.

Agents Notes:

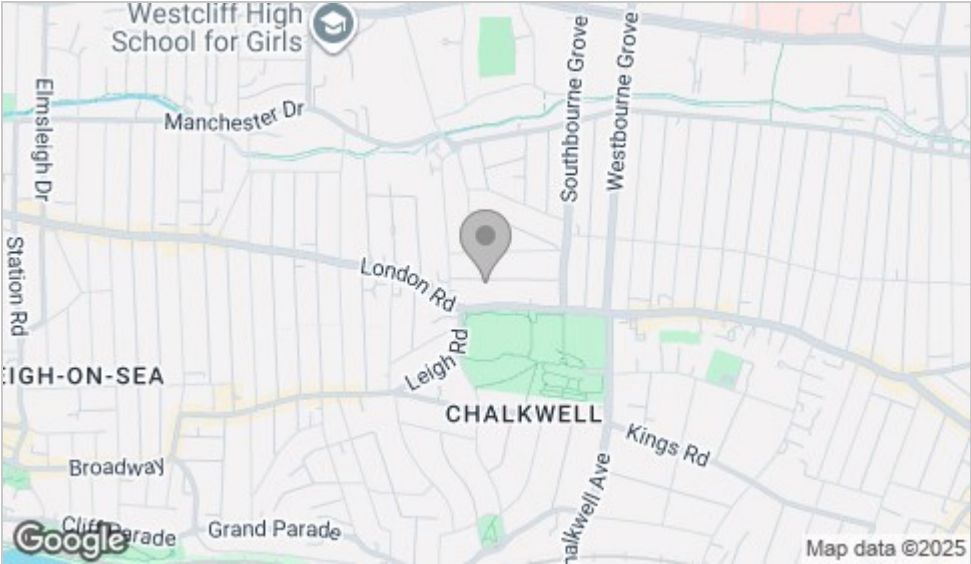
Council tax band: B



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

