



\* £190,000- £200,000 \* Located in the vibrant area of Westcliff-on-Sea, this exceptional second-floor flat on Hamlet Court Road offers a delightful blend of space, comfort and convenience. With its bay fronted lounge diner, residents can enjoy stunning sea views that create a serene atmosphere, perfect for relaxation or entertaining guests. The flat features a generously sized fitted kitchen diner, providing ample space for culinary pursuits and family gatherings. Currently comprising one spacious bedroom and a well-appointed bathroom with separate WC, this property presents an exciting opportunity for those looking to expand their living space. There is potential to convert the flat into two double bedrooms, making it an ideal choice for couples or small families seeking a versatile home. The location is truly enviable, with the useful shopping facilities of Hamlet Court Road right on your doorstep. Additionally, Westcliff Station is just a short stroll away, offering excellent transport links for commuters. For those who enjoy the outdoors, Chalkwell Beach is also within a few minutes' walk, providing a perfect spot for leisurely walks along the coast. This flat is not just a home; it is a lifestyle choice, combining the beauty of seaside living with the convenience of local amenities. Whether you are a first-time buyer or looking for a sound investment, this property is sure to impress.

- Extra large one bedroom flat
- Huge lounge diner
- Modern bathroom with separate WC
- Second floor
- Doorstep to Hamlet Shopping facilities
- Glorious sea views
- Generously sized bedroom
- Spacious fitted kitchen diner
- A couple of minutes walk to Westcliff Station and Beachfront
- No onward Chain

## Hamlet Court Road

Westcliff-On-Sea

**£190,000**

Price Guide





# Hamlet Court Road



## Communal Hallway

Upvc entrance door to flat.

## Entrance Hallway

Double glazed window to rear, carpeted stairs to first floor.

## Bay-Fronted Lounge Diner

15'10" into the bay x 11'5"

Double glazed bay windows to rear offering sea views, feature fireplace with tiled surround, radiator, carpet.

## Kitchen Diner

13'10" x 11'3"

Double glazed window to rear, wall and base level units with laminate worktops, stainless steel sink and drainer, new integrated oven with 4 ring electric hob, Wall mounted boiler, herringbone style lino flooring.

## Bedroom

15'10" x 11'10"

Double glazed window to front, feature fireplace with a tiled surround, radiator, carpet.

## Bathroom

7'10" x 5'10"

Double glazed window to rear, panelled bath with shower over, vanity unit wash basin, heated towel rail, herringbone style lino flooring.

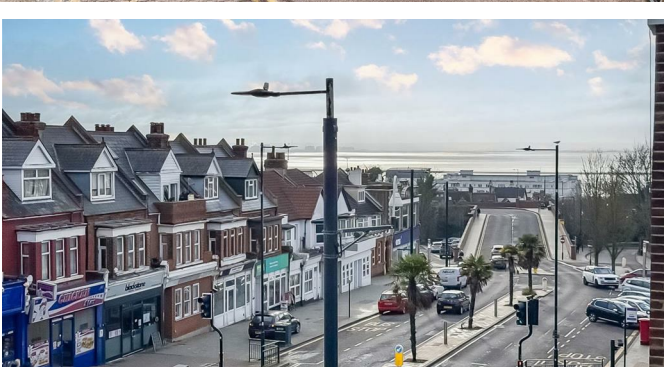
## Separate WC

4'11" x 2'7"

Double glazed window to rear, low level WC, herringbone style lino flooring.

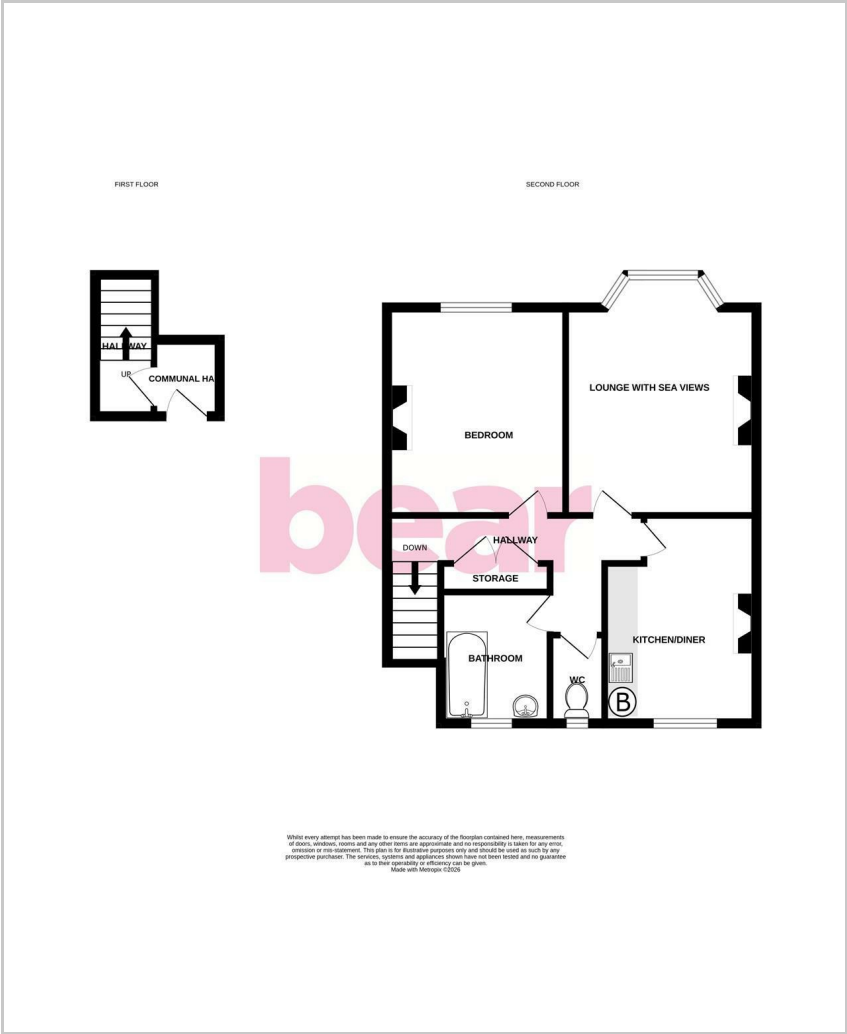
## Agents Notes:

Council tax band: A

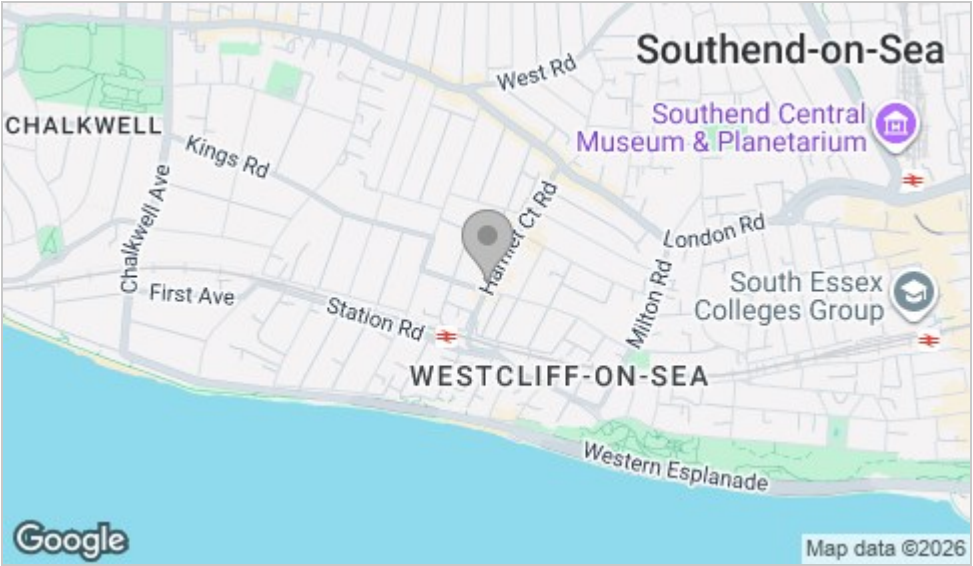




# Floor Plan



# 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@beaestateagents.co.uk](mailto:los@beaestateagents.co.uk) <http://www.beaestateagents.co.uk/>

# Energy Efficiency Graph

