



* FIRST FLOOR FLAT THATS UNDERGONE A COMPLETE RENOVATION * DRIVEWAY FOR ONE VEHICLE * WEST BACKING TERRACE * A stunning two double bedroom flat that offers new, bright and spacious accommodation throughout. The property has a share of the freehold and boasts an impressive three piece bathroom, a fully fitted handleless kitchen with integral appliances and a good size loft space for ample storage. Located on a popular residential road, this flat is walking distance to Benfleet Station, Canvey Golf Course and Waterside Leisure Centre. There is also no onward chain with this purchase.

- First floor flat with West backing terrace area
- Generously sized lounge diner
- Recently installed contemporary bathroom suite
- Sought after location offering convenient access on and off the Island
- Local shops and playing fields close by
- Off street parking for one large vehicle
- Two double bedrooms
- New fully fitted kitchen with integrated appliances
- Walking distance from Canvey Golf Course, Waterside Leisure Centre and Benfleet Train Station
- No onward chain

Central Avenue

Canvey Island

£210,000



Central Avenue



Frontage

Side access to the flat through a private courtyard with good amount of storage, tiled steps rising to the first floor.

West Facing Terrace

15'1" x 5'8"

Black wrought iron balustrade with composite decked boarding, door to:

'L' Shaped Hallway

Smooth ceiling with a loft hatch and a pendant light, smoke alarm, UPVC double glazed door to the front, cupboard housing the meters, radiator, lino flooring, storage cupboard.

Lounge Diner

14'6" x 11'10"

Smooth ceiling with a pendant light, double glazed window to the front, radiator, carpet.

Kitchen

8'11" x 7'9"

Smooth ceiling with inset spotlighting, double glazed windows to the rear, sink and drainer with a mixer tap, integrated oven with a four ring induction hob with an extractor fan above and a glass splashback, handleless grey gloss units which have wall and base level units, square edge laminate worktop, cupboard housing a wall mounted Ideal combination boiler, integrated slim line dishwasher, integrated fridge freezer, integrated washing machine.

Bedroom One

11'10" x 10'11"

Smooth ceiling with a pendant light, double glazed window to the front, radiator, carpet.

Bedroom Two

8'11" x 7'11"

Double glazed window to the rear, smooth ceiling with a pendant light, radiator, carpet.

Three Piece Bathroom

5'10" x 5'7"

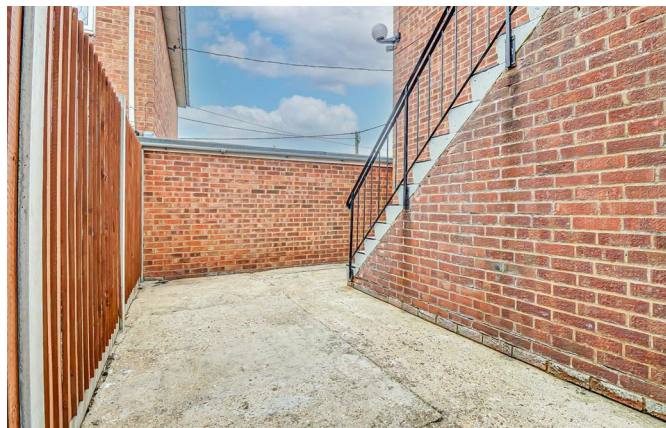
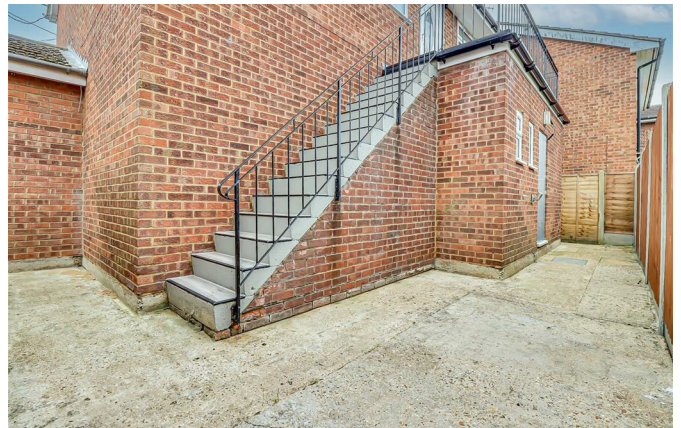
Smooth ceiling with inset spotlights, obscured double glazed windows to the rear, paneled bath with a shower over, low level w/c, vanity unit wash basin with tiled splashbacks, chrome heated towel rail, part tiled walls, lino floor.

Exterior

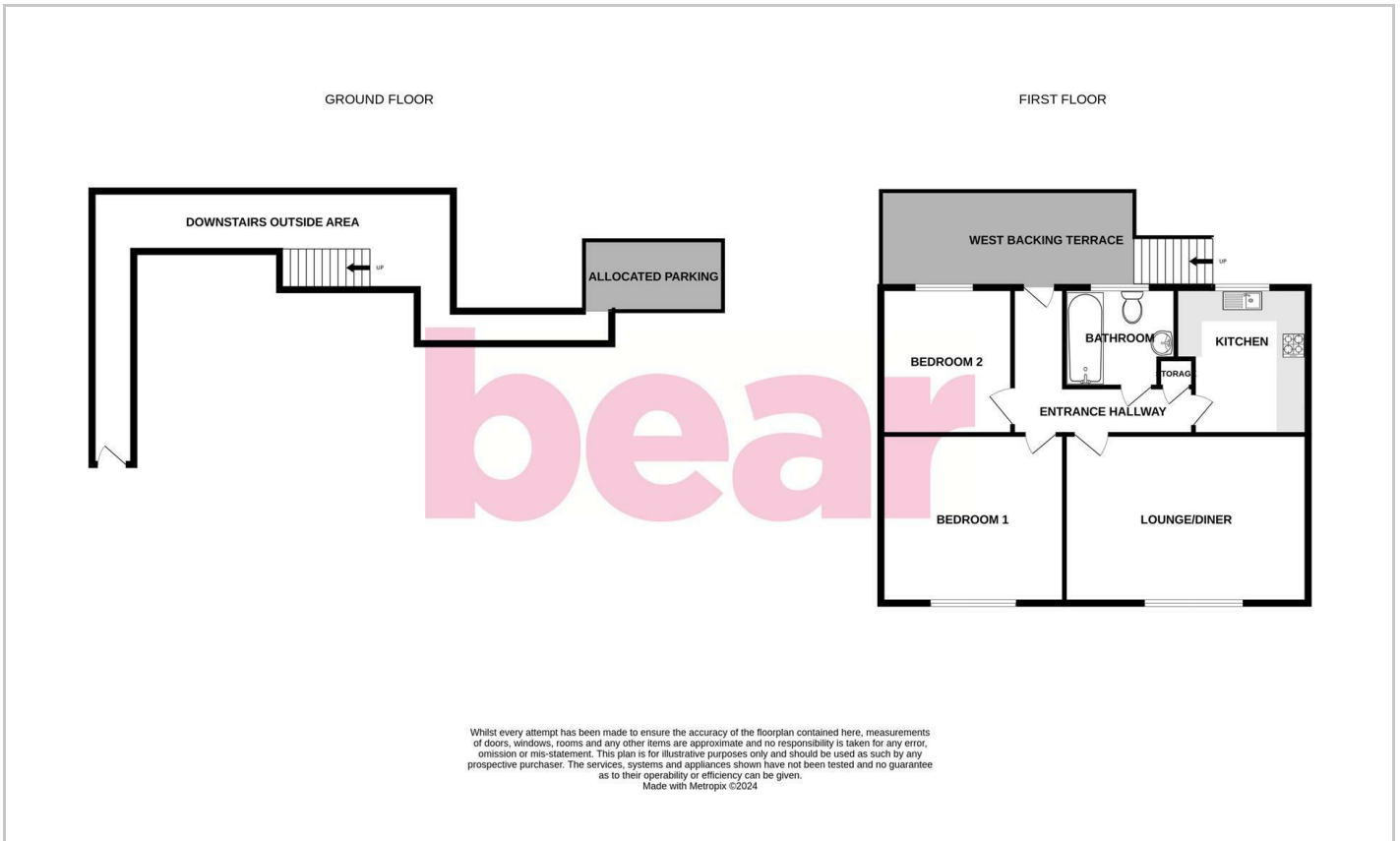
There is a fair bit of outside space on the ground level which could be utilised as a storage and/or courtyard garden area. Allocated parking for one large vehicle is found to the rear.

Agents Notes:

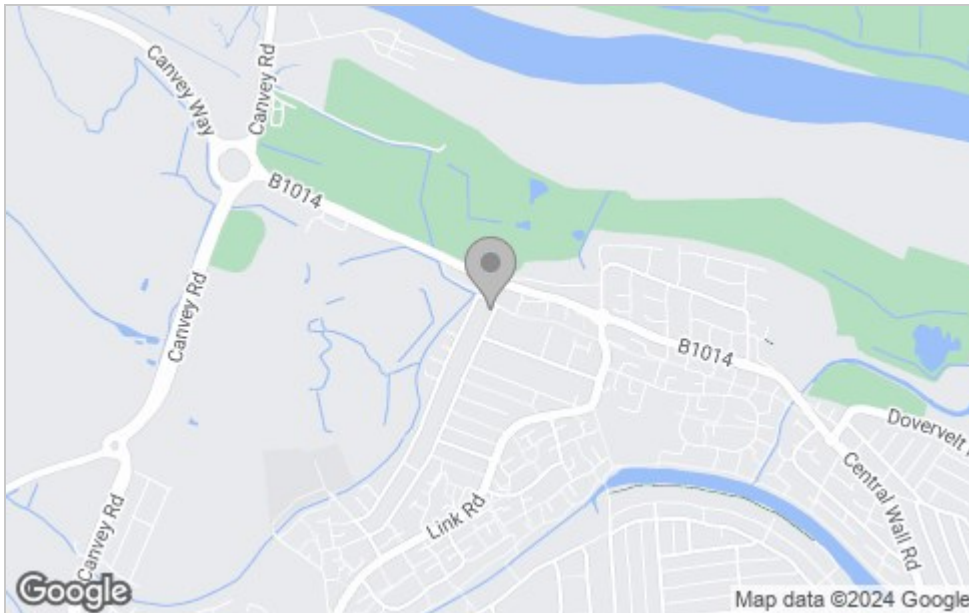
The ground floor of this building will be converted into a luxury two to three bedroom flat with direct access to your own rear garden. There will also be a parking space.



Floor Plan



Area Map



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	