



## MENDIP CRESCENT

WESTCLIFF-ON-SEA, SS0 0HN

**GUIDE PRICE £200,000**  
LEASEHOLD

**\*\* A SIZEABLE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT POSTIONED IN A CONVENIENT LOCATION IN WESTCLIFF-ON-SEA. BENEFITTING FROM PRIVATE ACCESS AND A PRIVATE SECTION OF GARDEN - GUIDE PRICE £200,000-£220,000 \*\***

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Spacious First Floor Apartment • Private Access with Own Front Door • Two Good Sized Double Bedrooms • Private Section of Rear Garden • Well Proportioned Lounge/Diner • Double Glazing and Gas Central Heating • Central Location Close to Amenities • Excellent Access to the A127 • Close to Sought After Schools • Fantastic First Time Purchase



Ideally situated in the heart of Westcliff-on-Sea, this spacious two-double-bedroom first-floor apartment offers both comfort and convenience. Located within close proximity to highly sought-after schools, including local grammar schools, and with easy access to the A127, this home is perfect for commuters and young families alike.

The property boasts its own private entrance with a dedicated front door and benefits from its own section of garden — a rare find in apartment living. Inside, you'll find a generously sized lounge/diner, two large double bedrooms, and a good-sized family bathroom. The home is fully double-glazed and features gas central heating throughout, ensuring year-round comfort.

This well proportioned apartment would make an excellent first-time purchase or investment opportunity. Early viewing is highly recommended.

## Two bedroom first floor apartment

### Entrance hallway with storage cupboard

### Lounge/diner

### Kitchen

### Inner hallway

### Bedroom one

### Bedroom two

### Family bathroom

## Private rear garden

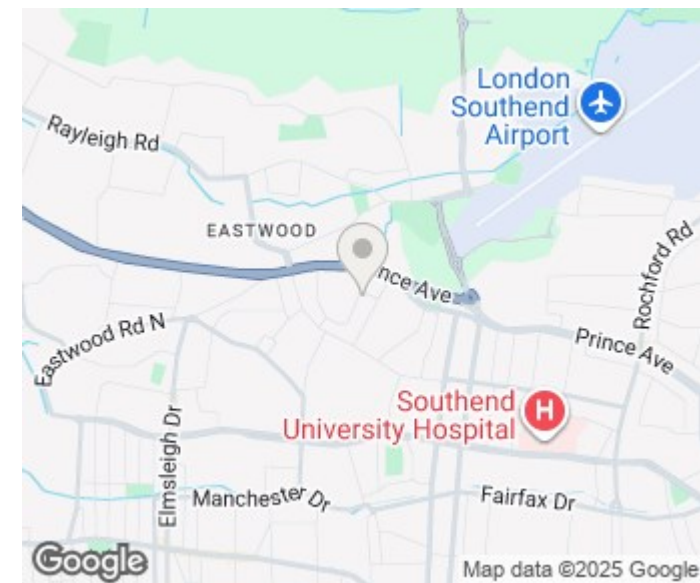
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TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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