



BRUTON AVENUE

WESTCLIFF-ON-SEA, SS0 0HW

GUIDE PRICE £220,000
LEASEHOLD

**** DECEPTIVELY SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT BOASTING A PRIVATE REAR GARDEN, INDEPENDENT DRIVEWAY FOR TWO CARS, WELL PRESENTED INTERIORS AND AN ULTRA-CONVENIENT LOCATION CLOSE TO A WEALTH OF AMENITIES - GUIDE PRICE £220,000-£230,000 ****

RP&C.
RICKY, PLANT  CHEN-PORTER

BRUTON AVENUE

- Generously sized two bedroom first floor flat
- Private rear garden
- Self contained/Private entrance
- Two double bedrooms
- Well presented interiors
- Convenient location close to a wealth of amenities
- Double glazing and gas central heating
- Easy access to travel links
- Ample on street parking opportunities
- Fantastic first time purchase/investment buy



Two-bedroom, first-floor flat located in Westcliff-on-Sea, on the borders of Leigh-on-Sea and Eastwood. Enjoying a highly convenient position close to major routes in and out of the area, offering excellent access to the A127. The location benefits from strong transport links, including routes via London Road and Rayleigh Road, with multiple nearby bus services. The surrounding area includes well-regarded schools, shops, parks, and a wide range of local amenities.

The property is accessed through a private entrance and offers a well-arranged internal layout. Inside, you'll find a spacious living room, two well-proportioned bedrooms, a modern fitted kitchen, and a contemporary bathroom. The home receives plenty of natural light and has been maintained to a good standard throughout, offering a warm and welcoming feel.

Overall, this flat represents a fantastic first-time purchase or an ideal choice for anyone seeking a comfortable, well-connected home in a popular and desirable area.

The property also benefits with ample opportunities to park on the street close by.

Two bedroom first floor flat

Lounge

Kitchen

Bedroom one

Bedroom two

Bathroom

Private rear garden

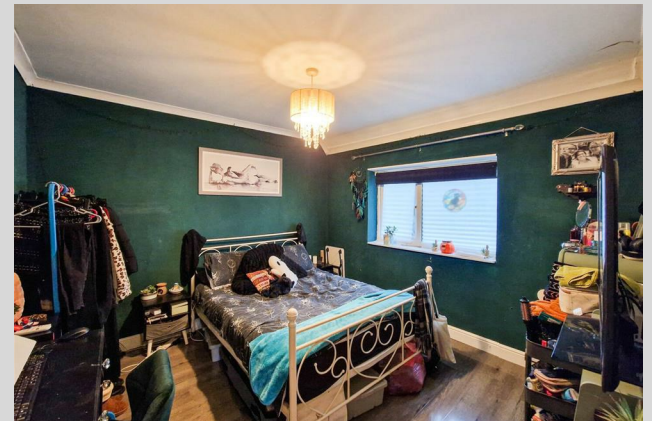
On Street Parking

There are ample opportunities to park close by in the immediate area.

Agents Note

The lease is approximately 88 years. The ground rent is £40 per annum. The service charge is £123.28 per month.

BRUTON AVENUE







BRUTON AVENUE

ADDITIONAL INFORMATION

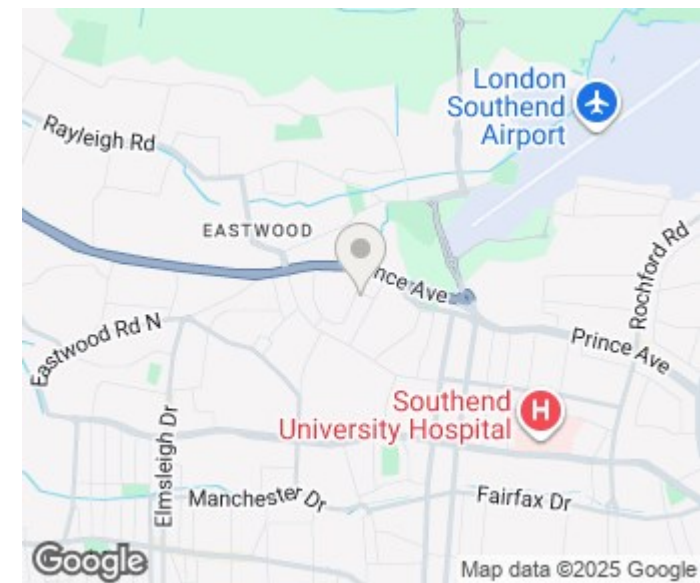
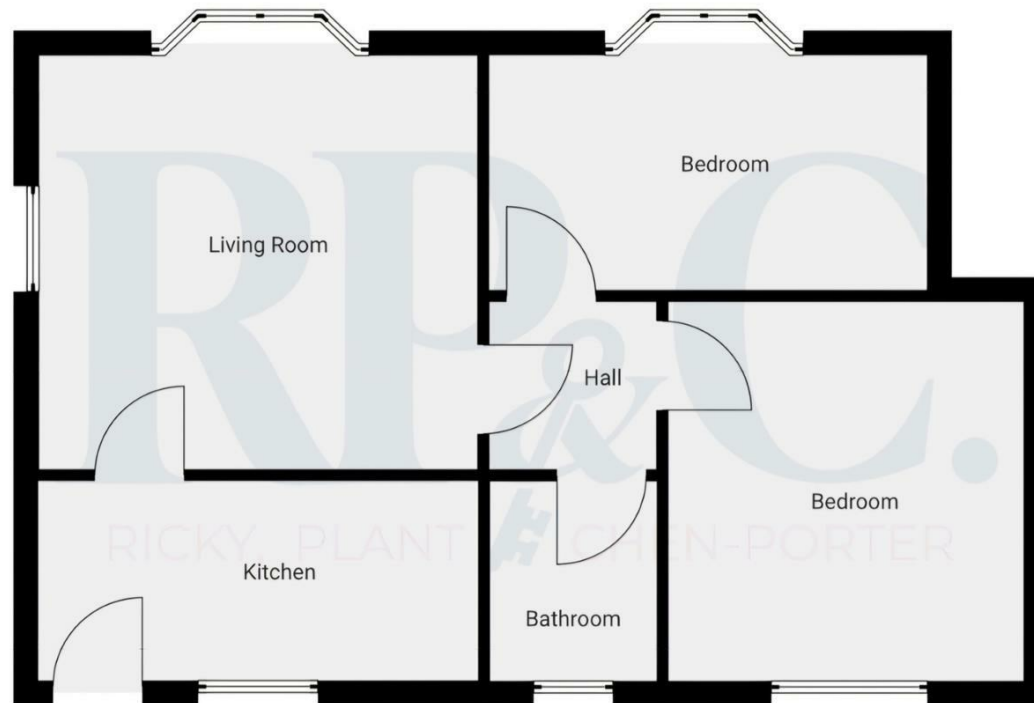
Local Authority – Southend

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 613.54 sq ft

Tenure – Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP & C.
RICKY, PLANT & CHEN-PORTER