

Ist Call

SALES AND LETTINGS



Brightwell Avenue, Westcliff On Sea, SS0 9EH

£165,000

Offered with no onward chain and 150 years remaining lease term this spacious one bedroom first floor flat is situated in a popular location offering easy access to the Palace Theatre and Southend University Hospital. Offering a 15'5 lounge, double bedroom and modern fitted kitchen and bathroom the property also benefits from an additional 17'4 loft room which could suit a variety of uses. With double glazed windows and gas central heating we would recommend viewing.

Accommodation Comprising

Own front door to...

Entrance Hall



Stairs to first floor landing, further stairs to loft room, built in storage cupboard, doors off to...

Lounge 15'5 x 11'9 (4.70m x 3.58m)



Double glazed bay window to front, radiator, feature cast iron fireplace, picture rail, coved ceiling...

Kitchen 11'7 x 6'5 (3.53m x 1.96m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with oven below, space and plumbing for washing

machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, radiator, tiled splashbacks, double glazed window to front...

Bedroom 13'2 x 10'11 (4.01m x 3.33m)



Double glazed window to rear, radiator, feature tiled fireplace, built in wardrobe cupboard, picture rail...

Bathroom



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, radiator, tiled splashbacks, obscure double glazed window to rear...

Separate W.C.

Low level W.C., obscure glazed window to rear...

Loft Room 17'4 x 11'10 (5.28m x 3.61m)

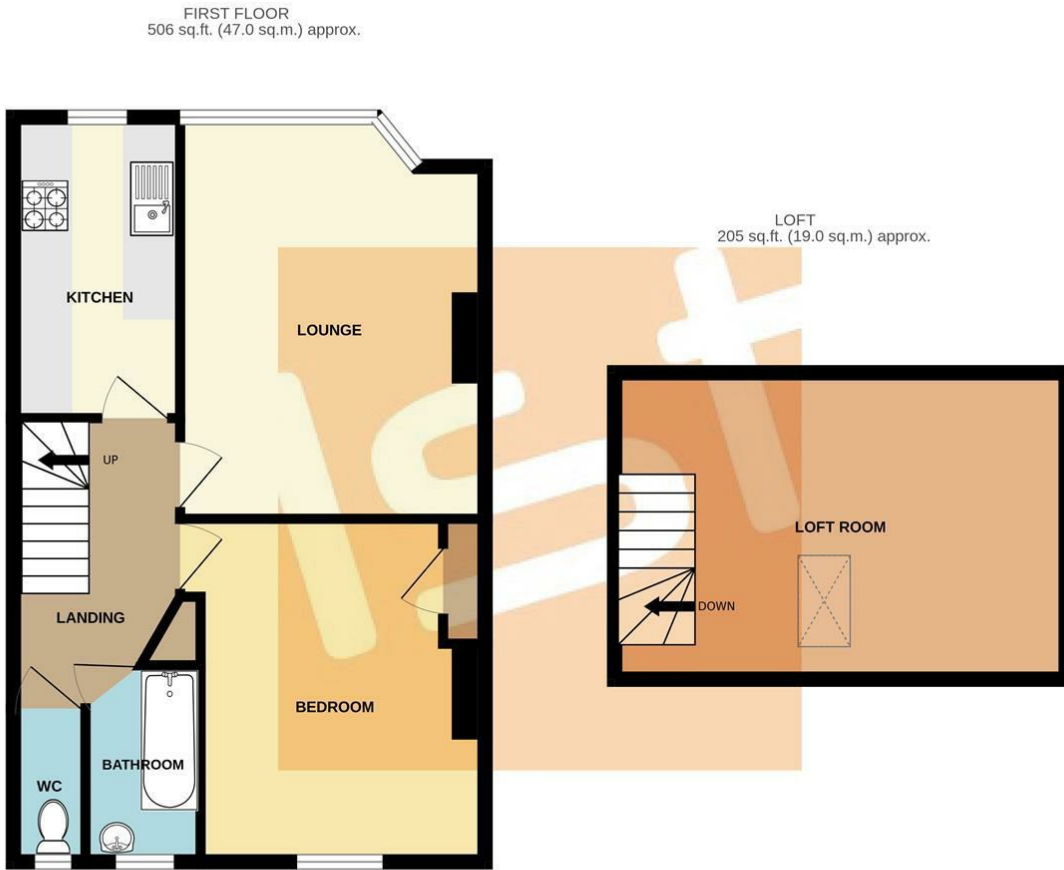


Double glazed skylight window to rear, radiator, access to range of eaves storage spaces...

Leasehold Information

We understand that the lease was originally granted for 189 years from 25th November 1985 leaving 150 years remaining lease term. We have been advised that there is no Ground Rent and we understand there is an annual Service Charge of £240 and the annual Buildings Insurance premium is £457.33...

Floor Plan



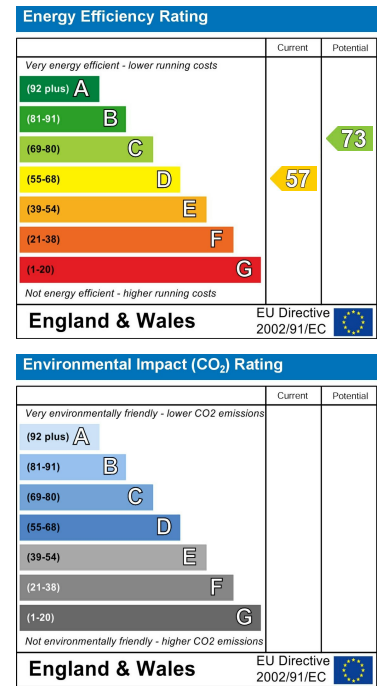
TOTAL FLOOR AREA: 711 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency Graph



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