

Ist Call

SALES AND LETTINGS



Silverdale Avenue, Westcliff-On-Sea, SS0 9BD

£200,000

Viewing is advised of this well presented two double bedroom first floor flat which is offered with the whole of the freehold and is situated in a great location within easy access of Southend Hospital, Prittlewell train station as well as local shops and schools. Offering a bright and spacious front lounge, two good sized bedrooms as well as a modern fitted kitchen and shower room the property also benefits from double glazed windows, gas central heating and half of the rear garden.

Accommodation Comprising

Own uPVC double glazed front door providing access to...

Entrance Hall

Staircase to first floor landing, laminate wood flooring, dado and picture rails, loft access, smooth plastered ceiling, doors off to...

Lounge 14'2 x 11'5 (4.32m x 3.48m)



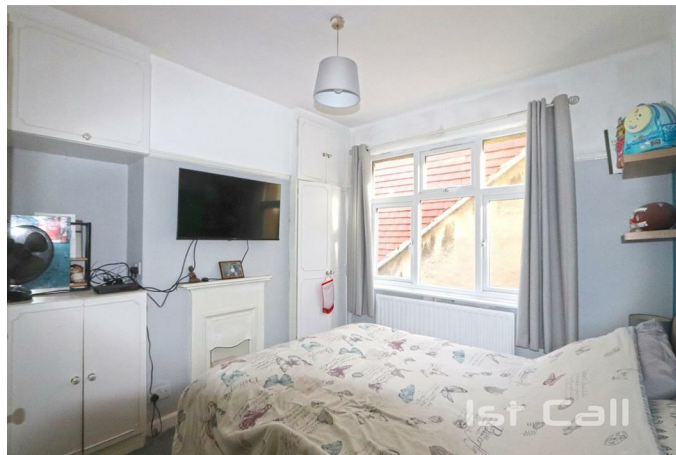
Double glazed oriel bay window to front, radiator, feature open fireplace, picture rail, smooth plastered coved ceiling...



Shower Room

Modern suite comprising glazed fully tiled shower cubicle, vanity wash hand basin, low level W.C., tiled splashbacks, heated towel rail, double glazed window to side...

Bedroom 1 11'2 x 10'1 (3.40m x 3.07m)



Double glazed window to side, radiator, feature cast iron fireplace, range of fitted wardrobe cupboards, smooth plastered ceiling...

Kitchen 7'4 x 7' (2.24m x 2.13m)



Fitted with a range of modern grey base units with complementing working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and extractor hood over, integrated washing machine, space for fridge/freezer, matching range of wall mounted units, radiator, smooth plastered ceiling, double glazed window to side...

Bedroom 2 10'6 x 10'5 (3.20m x 3.18m)



Double glazed window to rear, radiator, cupboard housing gas central heating & hot water boiler, picture rail, smooth plastered ceiling...

Externally



Own half of rear garden accessed via gate to side of property, mostly laid with artificial lawn...

Agents Note

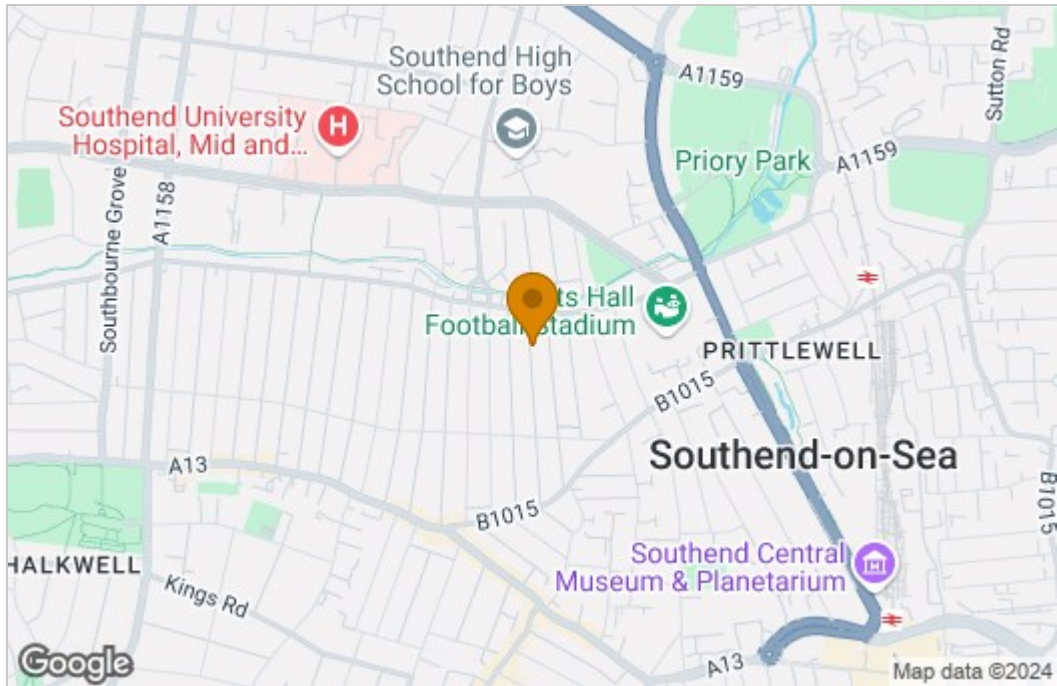
The property is being sold with the advantage of the full freehold and 124 year unexpired lease term with no Ground Rent payable...

Floor Plan

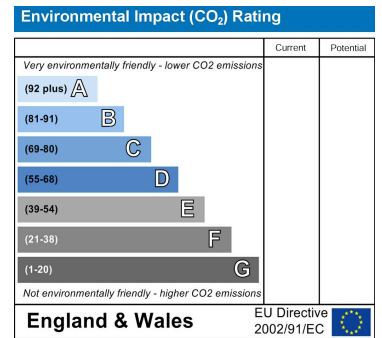
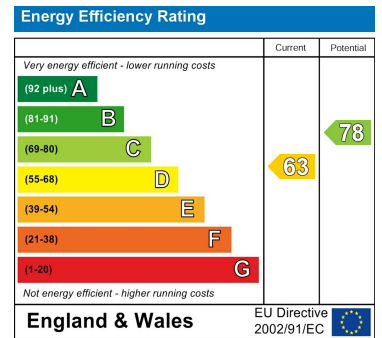


TOTAL FLOOR AREA: 601 sq.ft. (55.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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