



## Salisbury Avenue, Westcliff-On-Sea

Guide Price £290,000



- A well presented and fantastic size two/three bedroom house
- Lovely size lounge
- Modern kitchen
- Dining room
- Ground floor bedroom/sitting room
- Stunning bathroom brand new in March 2024
- Two good size first floor bedrooms
- Nice size rear garden
- Ideal location just 0.6 miles from Southend Victoria train station and 0.8 miles from Westcliff train station



Nestled in the charming Salisbury Avenue of Westcliff-On-Sea, this terraced house is a true gem waiting to be discovered. Boasting spacious living space throughout this property offers versatility and space for a comfortable lifestyle.

Upon entering, you are greeted by a well-presented interior that exudes warmth and style. The ground floor features an inviting entrance hallway, a spacious lounge perfect for relaxation, a modern kitchen ideal for culinary adventures, a dining room for entertaining guests, and a flexible ground floor bedroom or sitting room to suit your needs.

Ascending to the first floor, you will find two generously sized bedrooms that offer a peaceful retreat at the end of the day. The stunning bathroom, which was newly fitted in March 2024, adds a touch of luxury to this lovely home.

Outside, a nice size rear garden provides a tranquil outdoor space where you can unwind or host gatherings with friends and family. The property's excellent location is another standout feature, being just a short distance of 0.6 miles from Southend Victoria train station and 0.8 miles from Westcliff train station, offering convenient transport links for your daily commute or weekend adventures.

Don't miss the opportunity to make this house your home and enjoy the best of what Westcliff-On-Sea has to offer.

**GUIDE PRICE: £290,000-£310,000**

Impressive entrance hall commences with stairs leading to first floor accommodation. Storage cupboard.  
Lounge 13'6 x 10'8 boxed bay double glazed window. overlooks the front aspect. Feature fireplace with multi fuel eco burner to remain. Wooden style flooring. Smooth to coved ceiling and picture rail.  
Sitting Room/Bedroom 11'2 x 8'9 external door to garden. Fireplace. Continuation of wooden style flooring.  
Kitchen 11'8 x 9'5 range of wall and base mounted units with matching storage drawers. Worksurfaces housing sink drainer. Oven, gas hob and extractor hood to remain. Space for other appliances. Wooden style flooring.  
Open plan dining room 9'6 x 7'3 French double glazed doors to garden. Wooden style flooring.

First floor is home to two well proportioned bedrooms. Access to loft.

Bedroom one 14'0 x 11'1 triple double glazed windows to front. The vendor has made us aware this room is sound proofed.

Bedroom two 12'1 x 9'7 double glazed window to rear.

Brand new fitted bathroom March 2024 comprises white panel bath fitted with "Rainfall" style shower/mixer tap and glass splash screen door. Vanity wash hand basin and low level WC. Part tiling to walls. Obscure double glazed window.

Externally the property has a predominately lawned rear garden with patio seating area.

Further Details:

"Ideal" Combination Boiler

Council Tax Band: B

Local Authority: Southend-On-Sea

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

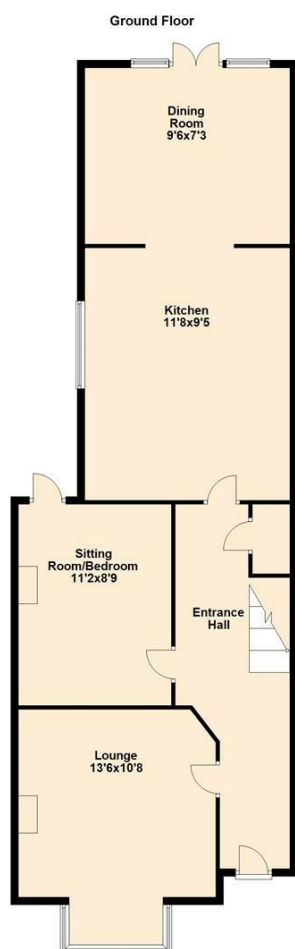
The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



# Local Life

Westcliff-on-Sea is a suburb of the city of Southend-on-Sea, located within the ceremonial county of Essex. It is on the north shore of the lower Thames Estuary, about 34 miles east of London. The Westcliff-on-Sea area is described by Southend-on-Sea City Council as having a border in the east with Milton Road, Hamlet Court Road and Gainsborough Drive. Traditionally Westcliff included Chalkwell. Accessible to Southend Seafront, Town Centre and A127 road links





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