



**BROWN & BRAND**



**Flat 2**

4 Pembury Road, Westcliff-on-Sea, SS0 8DS

- Three Bedroom First Floor Apartment
- Stone's throw away from the Seafrost
- Close to Local Amenities and Short Stroll To Seafrost
- Ideal first-time purchase

**Guide Price**

**£350,000 to £375,000**







## Property Description

GUIDE PRICE £350,000- £375,000

We are pleased to offer this fantastic three bedroom first floor flat in Westcliff-on-Sea with sea views throughout and just a short stroll from the nearby seafront. This apartment provides plenty of charm and character with sea views throughout the property, plus a balcony with an idyllic view of the estuary, lounge/diner, utility room and kitchen with direct access to a shared rear garden.

The accommodation comprises: shared entrance with private door into, hallway, lounge/dining room with French doors leading onto a balcony, kitchen, utility room, bathroom and three bedrooms. Direct access via the kitchen leading to a shared rear garden. Close to Local amenities which includes the local seafront, shops, restaurants and main line railway stations.







#### ENTRANCE

Communal door into communal hallway with stairs leading to first floor. Private entrance door with glazed panels into:

#### HALLWAY

Fitted carpet. Coved cornice. Picture rail. Radiator. Doors to:

#### LOUNGE/DINER

19' 2" x 15' 5" into bay (5.84m x 4.7m)

#### LOUNGE AREA

Fitted carpet. Beautiful feature lead light. Bay window with stained glass to front and further small window to side with sea view. Ornate coved cornice. Radiator. Open to:

#### DINING AREA

Fitted carpet. Lead light. French doors leading to balcony with external light. Coved cornice. Radiator.

#### KITCHEN

9' 6" x 9' 3" (2.9m x 2.82m) Window and door to rear onto balcony with stairs leading down to shared rear garden. Lead light. Stained glass window to side. Tiled flooring. Tiled splashbacks. Shaker style wall hand base units with complimentary worksurfaces. Integrated oven with four ring gas hob and extractor over. Stainless steel sink with mixer tap and drainer. Space for dishwasher.

#### UTILITY ROOM

5' 9" x 6' 1" (1.75m x 1.85m) Tiled flooring. Obscure lead light window to front. Worksurface with space for appliances beneath. Down lights.



#### BEDROOM ONE

14' 5" x 9' 3" (4.39m x 2.82m) Fitted carpet. Two lead light windows to front with stained glass and small windows overlooking the hall. Ceiling light. Large radiator.

#### BEDROOM TWO

12' 6" x 9' 0" (3.81m x 2.74m) Fitted carpet. Window to rear and further window to side. Ceiling light. Ornate coved cornice. Feature fireplace with shelving to recess.



#### BEDROOM THREE

11' 7" x 7' 11" (3.53m x 2.41m) Fitted carpet. Ceiling light. Obscure window to rear.

#### BATHROOM

Tiled flooring. Partly tiled walls. Lead light window with stained glass. Pedestal wash hand basin with mixer tap. Panelled enclosed bath with screen. Mixer tap and shower over. Wall mounted chrome heated radiator/towel rail.

#### EXTERNALLY

#### SHARED REAR GARDEN

Patio area leading to an artificial lawn area. Outside tap. Side access to the front garden. Shed.





**FRONTAGE**

Victorian style tiled path leading to communal entrance door.

**LEASE INFORMATION**

Share of Freehold

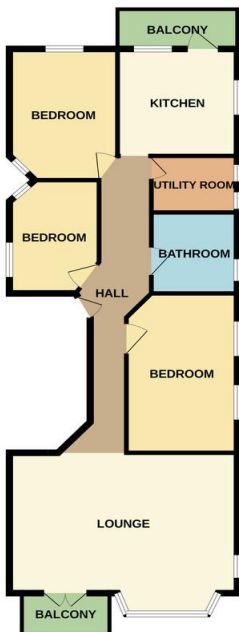
Lease 950 years remaining

Ground Rent: £0

Service charge £ 1200 Per Annum includes building insurance



GROUND FLOOR



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