



29a Avenue Road

29a Avenue Road Westcliff-on-Sea Essex SS0 7PN

Home Of Leigh are delighted to offer for sale this beautifully appointed first floor apartment, situated in the heart of the sought after Milton Conservation area and which boasts two double bedrooms, a long lease and allocated parking for one vehicle.

The accommodation comprises; spacious split level landing, a large lounge/diner with feature fireplace, separate modern fitted kitchen, two double bedrooms and a luxury fitted bathroom suite.

Externally the property benefits from an allocated parking space.



Situated in Avenue Road in Westcliff on Sea, this gorgeous property is within walking distance of the mainline railway station giving direct access to London Fenchurch Street as well as having Hamlet Court Road shops, bars & restaurants close at hand.

Accommodation Comprises

The property is approached by a communal part double glazed entrance door leading to communal hallway with further door leading to the main flat with stairs leading to:

First Floor Landing 24'9 x 5'1

A spacious split level landing with wood laminate flooring, dado rail, fitted storage cupboard, access to loft space, radiator. Doors to:



worksurfaces with cupboards and drawers beneath, built in double oven and four ring electric ring with extractor hood above, appliance space and plumbing for washing machine, further recess for fridge freezer, smooth plastered ceiling, concealed combination boiler.

Bedroom One 13'3 x 12'2

Double glazed Sash window to rear aspect, wood laminate flooring, fitted alcove storage cupboard, smooth plastered ceiling, radiator.

Bedroom Two 12'1 x 7'10

Double glazed Sash window to rear aspect, wood laminate flooring, smooth plastered ceiling, radiator.

Bathroom 8'8 x 4'4

Double glazed obscure Sash window to side aspect, modern three piece suite comprising; bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity unit beneath, low level WC, tiled flooring, fully tiled to surrounding walls, heated towel rail.



Lounge 17'8 x 14'6 into bay

A gorgeous room with secondary double glazed bay window to front aspect, wood laminate flooring, feature fireplace with tiled inserts and attractive surround with coal effect gas fire, coved to smooth plastered ceiling, three wall light points, twin bespoke alcove fitted cupboards with shelving above, radiator.

Kitchen 8'9 x 6'1

Double glazed Sash window to side aspect. The kitchen is fitted to include a modern single drainer sink unit with mixer tap inset into a range of marble effect

Externally

The property benefits from one allocated parking space to the front.

Lease Information

Lease: 149 years remaining

Ground Rent: £10.00 Per Annum

Service Charge £1,644.46 Per Annum (Including building insurance)

Freeholder: Westleigh Properties

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







TOTAL FLOOR AREA : 645 sq.ft. approx.
 Made with Metropix 12/2024



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Guide Price £275,000 Leasehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.