29a Avenue Road

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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:





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



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.

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.

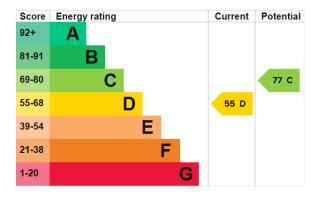












TOTAL FLOOR AREA : 645 sq.ft. approx Made with Metropix 02024

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

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