

home.



£320,000

Chalkwell Avenue, Westcliff-On-Sea

Apartment 6, Chalkwell Park House Chalkwell Avenue, Westcliff-On-Sea, SS0 8NA



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Welcome to this charming property located on Chalkwell Avenue in Westcliff-On-Sea. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two double bedrooms, this property offers ample space for a first time buyer small family or professionals looking for a spare room or home office.



The modern bathroom and kitchen are sure to impress, providing both style and functionality. The open plan kitchen and lounge area is bright and airy, creating a welcoming atmosphere for you to unwind after a long day.

Situated in an excellent location near Chalkwell Park, you'll have easy access to green spaces where you can enjoy leisurely strolls or picnics on sunny days. The proximity to the park also means you can indulge in outdoor activities or simply bask in the tranquillity of nature.

Don't miss out on the opportunity to make this lovely flat your new home. Whether you're looking for a peaceful retreat or a convenient location close to amenities, this property offers the best of both worlds. Book a viewing today and envision the possibilities that await you at this charming residence on Chalkwell Avenue.



Entrance

Hallway

Down lights, entry phone system, double storage cupboard, radiator and laminate flooring. Doors to:

Open Plan Living Room/Kitchen

21'9 x 12'9

Lounge Area

Double glazed windows to rear and double glazed door to Juliet balcony, down lights, thermostat, TV/satellite/radio points, telephone points, radiator and laminate flooring.

Kitchen Area

Contemporary kitchen with high gloss units with complimentary Quartz worksurfaces, sink with drainer and taps, Bosch appliances including four ring induction hob with extractor over, dishwasher, washing machine, electric oven/grill and fridge freezer.

Bedroom One

15'0 x 10'10

Double glazed windows to the rear and double glazed door with Juliet balcony to the rear, down lights, radiator, fitted wardrobes, bedside tables and dressing table (all to remain), TV/satellite/radio points and fitted carpet. Door to:





En-Suite

7'4 x 6'5

Extractor fan, down lights, low level WC, wash hand basin with mixer tap, walk in shower, heated towel rail, tiled walls and floor.

Bedroom Two

11'2 x 10'9

Double glazed windows to the rear, down lights, TV/satellite/radio points, built in storage cupboard housing boiler, radiator and fitted carpet.

Bathroom

7'3 x 6'5

Down lights, extractor fan, wash hand basin with mixer taps, low level WC with concealed cistern, bath with shower over, heated towel rail, tiled walls and flooring.

Externally

Parking

Allocated parking for one car.

Lease Information

Lease: 194 years remaining

Ground Rent: £260 Per Annum

Service Charge: £1,964.30

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

Agents Note

No pets allowed.





GROUND FLOOR



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£320,000 Leasehold

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

LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
 C

TENURE
 Leasehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.