

home.

£299,995

Brightwell Avenue, Westcliff-On-Sea

# 171 Brightwell Avenue, Westcliff-On-Sea, Essex, SS0 9EQ

Home Of Leigh are pleased to offer for sale this charming three bedroom terraced house, which whilst requires modernisation throughout, offers plenty of scope for further development, subject to local planning consents.

The accommodation comprises; spacious entrance hall, lounge, dining and separate kitchen, whilst to the first floor there are three well appointed bedrooms and a family bathroom.

The property also benefits from a west backing rear garden.

Situated on Brightwell Avenue, Westcliff On Sea, the property is close to local shops and bus routes as well as being within a short distance of Hamlet Court Road and its array of shops, bars and restaurants.



## Accommodation Comprises

The property is approached via part glazed entrance door leading to:

### Entrance Hall 16'4 x 5'5

Stairs leading to first floor accommodation, carpeted, coved cornice to ceiling with ceiling rose. Doors to:

### Lounge 15'8 x 11'9

Window to front aspect, carpeted, coved cornice to ceiling with ceiling rose, three wall light points, fireplace with fitted gas fire and tiled hearth.

### Dining Room 14'3 x 10'1

Double glazed patio doors to rear aspect, carpeted, fitted gas fire, coved cornice to ceiling with ceiling rose, two wall light points.

### Kitchen 10'9 x 7'1

Double glazed window to rear aspect with adjacent glazed door to garden, stainless steel single drainer sink unit inset into worktops with cupboards and drawers beneath, appliance space for oven, washing machine and fridge freezer, matching eye level wall mounted units, wall mounted boiler (n/t).

### First Floor Landing 10'1 x 5'1

Carpeted, access to loft space, built in storage cupboard. Doors to:

### Bedroom One 15'6 x 11'4

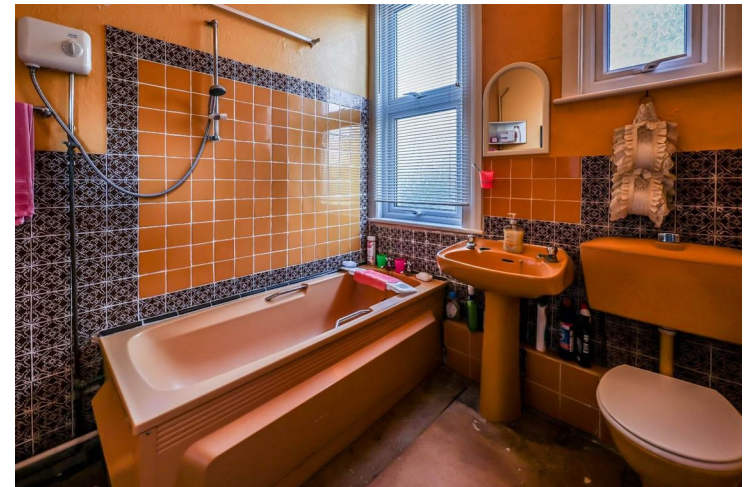
Window to front aspect, carpeted, fitted gas fire with wooden surround, coved cornice to ceiling, two wall light points.

### Bedroom Two 14'2 x 11'4

Window to rear aspect, carpeted, fireplace with tiled hearth and wood surround, picture rail, fitted alcove storage cupboard.

### Bedroom Three 12'2 x 6'4

Window to front, carpeted, picture rail.



### Bathroom 7'9 x 7'1

Two double glazed obscure windows to rear aspect, panelled bath, pedestal wash hand basin, low level WC, half tiled to surrounding walls.

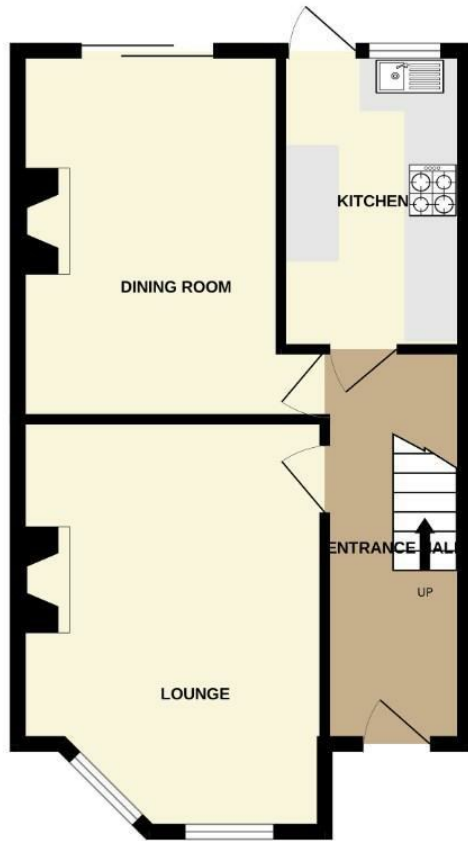
### Externally

### Rear Garden

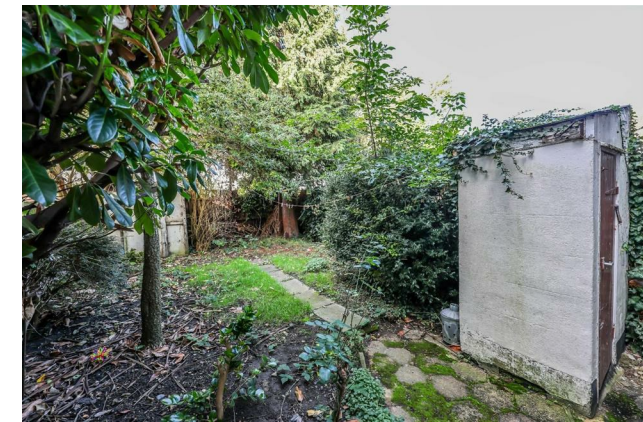
Concrete patio area to the immediate rear with the remainder being laid to lawn.



GROUND FLOOR  
447 sq.ft. approx.



1ST FLOOR  
470 sq.ft. approx.



TOTAL FLOOR AREA : 918 sq.ft. approx.  
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# £299,995 Freehold

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

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.