



22 St Georges Park Avenue



# 22 St Georges Park Avenue Westcliff-on-Sea Essex SS0 9UF

Home Estate Agents are delighted to offer for sale this one double bedroom character ground floor flat with direct access to a private west facing rear garden.

The accommodation comprises a welcoming hallway with utility area, bright and airy lounge, fitted kitchen and three-piece shower room . Externally the property has direct access to a private west facing garden which benefits from a summerhouse with power and lighting - which make an ideal home office space.



Situated on St. George's Park Avenue in Westcliff-on-Sea, this great apartment is within close proximity to local amenities which includes nearby schools, park, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

## Accommodation Comprises

Communal entrance door leading into:

## Communal Hallway

Carpeted, dado rail, meter cupboard. Private entrance door into:

## Hallway/Utility Area

Wood effect laminate flooring, understairs storage cupboard, worksurface with space for washing machine. Doors to:



wall mounted units, stainless steel sink with drainer and mixer tap, integrated four ring gas hob with integrated oven, radiator.

#### Shower Room 5'9 x 5'5

Wood effect laminate flooring, part tiled walls, double glazed obscure window to rear aspect, shower cubicle with drencher head and secondary shower attachment, WC, wash hand basin with mixer tap and vanity unit, , chrome towel radiator.

#### Externally

#### Rear Garden

Private west facing rear garden commencing with paved patio area and the remainder being laid to lawn with shrub borders, shed with power and lighting (to remain) summerhouse (to remain) also with power and lighting.

#### Summerhouse

Power and lighting, two windows to front aspect, double doors, and hardwired internet connectivity for use as an office.



#### Lounge/Diner 14'3 x 10'5

Carpeted, double glazed bay window to front, coved cornice, feature ornate fireplace.

#### Double Bedroom 11'5 x 10'11

Carpeted, double glazed window to rear aspect, original coved cornice, ceiling rose with light, double radiator.

#### Kitchen 8'10 x 6'3

Wood effect laminate flooring, two double glazed windows to side aspect, double glazed door to side with direct access to garden, range of base units with wood effect laminate worksurfaces and matching eye level



### Lease Information

Lease: 100 years remaining

Ground Rent: Peppercorn

Service Charge: £0

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















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Price £220,000 Leasehold

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