



319a Westbourne Grove

319a Westbourne Grove Westcliff-on-Sea Essex SS0 0PU

Home Estate Agents are delighted to present this impressive first-floor flat located on the tree-lined Westbourne Grove in Westcliff-On-Sea. This spacious property boasts three well-proportioned bedrooms, complemented by an additional loft room that offers generous eaves storage, making it an ideal space for a study or guest room.

The large lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The contemporary bathroom adds a touch of modernity to the flat, ensuring comfort and convenience for its residents. While the property is already spacious and functional, it also presents an exciting opportunity for those looking to modernise and personalise their new home.



Offered with no onward chain and a share of the freehold, this flat is an attractive option for both first-time buyers, hospital workers and investors alike. Its excellent location is a significant advantage, being in close proximity to Southend Hospital, various transport links including the A127, and a range of local amenities.

This property is not just a flat; it is a wonderful opportunity to create a home in a vibrant area. We invite you to view this charming flat and discover the potential it holds for you.

Accommodation Comprises

Block paved pathway leading to the private entrance. Wooden entrance door with single glazed obscure panels and a single glazed obscure window to side aspect into:

Entrance Hall

Carpeted, dado rail, coved cornice, ceiling light, stairs rising to the first floor.

First Floor Landing

Open to:



Lounge Area 19'3 x 13'10

Carpeted, double glazed window to rear aspect, dado rail, ceiling light, stairs leading to the loft room, radiator. Doors to:

Kitchen 16'2 x 5'7

Wood effect laminate flooring, spotlighting, double glazed window to side aspect, double glazed window to rear aspect, double glazed door to rear aspect leading to the fire escape, single glazed window to side aspect. The kitchen is fitted to include of base units with rolled edge worksurfaces and matching eye level wall mounted units, one and a half sink with drainer, space for washing machine and fridge freezer, integrated oven with four ring hob and extractor above.



Bedroom One 14'11 x 12'6

Carpeted, double glazed bay window to front aspect, coved cornice, dado rail, ceiling rose with light, radiator.

Bedroom Two 14'5 x 9'1

Carpeted, double glazed boxed bay window to rear aspect, ceiling light, radiator.

Bedroom Three 7'10 x 6'11

Carpeted, double glazed window to front aspect, ceiling light, radiator.

Bathroom

Wood effect laminate flooring, tiled walls, ceiling light, double glazed obscure window to side aspect, bath with shower attachment and Rainfall shower over, wash hand basin, WC, heated towel rail.

Second Floor Landing

Accessed via wooden stairs from the first floor with wood effect laminate flooring, ceiling light, large eaves storage cupboard with lighting.

Loft Room 16'4 x 15'4

Wood effect laminate flooring, radiator, double glazed Velux windows to rear, side and front aspects, spotlighting.

Externally

Parking

Permit parking to the front.

Lease Information

Share of Freehold

Lease 153 years remaining

Ground Rent: £0

Service Charge: £0

Building Insurance: Approx £400 Per Annum

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





Price £270,000 Share Of Freehold

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