



325a Westbourne Grove

325a Westbourne Grove Westcliff-on-Sea Essex SS0 0PU

Home Of Leigh are pleased to offer for sale this wonderful two bedroom ground floor apartment which benefits from its own sunny west backing rear garden and is situated in a pretty tree lined road in the heart of Westcliff On Sea.

The accommodation comprises; own private entrance hall, an open plan lounge & kitchen with access to the rear garden, two great size double bedrooms and a modern three piece bathroom suite.

Externally the property offers both the front and rear gardens.



Located on Westbourne Grove in Westcliff On Sea, this charming apartment is perfectly positioned for local shops and bus routes as well as being within the school catchment for Earls Hall Primary and the Eastwood Academy. Prestigious grammar schools are also close by.

Accommodation Comprises

The property is approached via its own private entrance door leading to:

Entrance Hall 13'7 x 5'1

A great size entrance with wood flooring, built-in cloaks cupboard, radiator, doors to:

Open Plan Lounge & Kitchen 19'8 x 13'1

Double glazed windows to side and rear aspects with door to garden. The kitchen area is fitted to include a stainless steel sink unit with mixer tap, inset into a



Inner Hall 4'4 x 2'6

Coved to smooth plastered ceiling, carpeted, doors to bedroom two and bathroom.

Bedroom Two 14'4 x 8'8

Double glazed window to rear aspect, carpeted, radiator.

Bathroom 6'2 x 6'1

Double glazed obscure window to side aspect, modern three piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, radiator.



range of square edge work surfaces with cupboards and drawers beneath, built-in

oven and grill, four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, wall mounted boiler (not tested), wood flooring, feature fireplace with wood surround, radiator, door to:

Bedroom One 15'1 x 14'3

Double glazed window to front aspect, carpeted, coved cornice to ceiling, two wall light points, two radiators.

Externally

Rear Garden

The property benefits from a great size west backing rear garden which is mainly laid to lawn with side access to the front.

Front Garden

The front of the property is mainly laid to lawn.

Lease Information

Lease: 106 years remaining

Ground Rent: £150 Per Annum

Service Charge: £50 Per Annum

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





Made with Metagrip 12/2020



Price: £270,000 Leasehold

HOME - The Estate Agent of Leigh
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