



Flat 1, 11 Park Crescent

Flat 1, 11 Park Crescent Westcliff-On-Sea Essex SS0 7PG

Home Of Leigh are super excited to offer for sale this absolutely charming one bedroom ground floor apartment which boasts not only it's own private rear garden but off street parking and the huge advantage of having a share of the Freehold.

The accommodation comprises; open plan lounge & kitchen with modern fitted units and integrated appliances, a modern shower room and double bedroom overlooking and leading to the rear garden.

Externally the property offers a huge south backing rear garden and commences with a pretty shingled courtyard style area with outside storage then leads through to a wonderful landscaped area with winding pathways and a further patio area to the extreme rear.



The property also benefits from off street parking to the front for one vehicle.

Located on Park Crescent in the heart of the Milton Conservation area in Westcliff On Sea, this attractive property is perfectly positioned to take full advantage of all the local amenities close by including the sought after Cliffs, Prittlewell Square Gardens, Southend Town Centre and its array of shopping facilities as well as cool and trendy bars and restaurants.

The property is also within walking of both Westcliff On Sea and Southend Centrals mainline railway stations giving two separate routes into London.

Accommodation Comprises

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

Communal Entrance Hall

With further private entrance door leading to:

Open Plan Kitchen/Lounge 16'7 max x 14'6

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, exposed white painted floorboards, radiator. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards beneath, built in oven and gas hob, further range of matching eye level wall mounted



units, integrated fridge and washing machine, concealed boiler (n/t). Doors to:

Bedroom 10'1 x 9'2

Double glazed window and adjacent door to rear giving access to the garden, exposed white painted floorboards, radiator.

Shower Room 12'1 x 5'9

Modern three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, fitted storage cupboard, vinyl flooring, heated towel rail.



Externally

Rear Garden

The property benefits from having access to a fabulous south facing rear garden which commences with a pretty courtyard style shingled garden area to the immediate rear with outside storage, screen panelled fencing which then leads through to the remainder of the garden which is beautifully landscaped with mature flower and shrub borders, further patio area to the extreme rear with shingled area and artificial lawn, garden shed (to remain), raised borders.

Front Garden

To the front of the property is crazy paved providing off street parking for one vehicle.

Lease Information

Leasehold- Share Of Freehold

Lease: 113 years remaining

Ground Rent: £0

Service Charge: £485 every 4 months

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

Agents Note

Tenant in Situ and will be sold with vacant possession.



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Guide Price: £235,000 - £250,000 Leasehold - Share Of Freehold

HOME - The Estate Agent of Leigh
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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.

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