



Elderton Road, Westcliff-On-Sea

£325,000

home.



# 9A Elderton Road

Westcliff-On-Sea  
SS0 8AG



- Beautifully Renovated & Maintained Ground Floor Apartment
- Two Bedrooms
- South Of London Road
- Open Plan Lounge/Kitchen & Separate Utility Room
- Luxury Fitted Three Piece Shower Room
- Own Private West Backing Rear Garden
- Private Off Street Parking
- Perfectly Situated For London Road Shopping & Bus Routes
- Walking Distance Of Hamlet Court Road & Mainline Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033







Home Of Leigh are super excited to offer for sale this beautifully renovated and maintained two bedroom ground floor apartment, located south of the London Road and not only comes with a healthy lease but also benefits from its own private west backing rear garden along with off street parking to the front.

The accommodation comprises; open plan lounge/kitchen with modern fitted units, two great size double bedrooms both of which give access to the rear garden, a luxury fitted three piece shower room plus a useful utility room.

Externally the property has sole use of a west backing rear garden which comes with a purpose built garden room/workshop, whilst to the front there is private off street parking.

Located on Elderton Road in the heart of Westcliff On Sea, this characterful property is perfectly situated to take full advantage of the London Roads extensive shops and bus routes as well as being within walking distance of Hamlet Court Road and its array of shops and restaurants. Westcliff On Seas mainline railway station is also within a short stroll giving direct access into London Fenchurch Street.





### Accommodation Comprises

The property is approached via communal entrance door leading to communal hallway with further private door leading into:

### Open Plan Lounge & Kitchen

16'1 into bay x 14'11

A great size room with double glazed window to front aspect, engineered wood flooring throughout, coved cornice to smooth plastered ceiling with central ceiling rose, cast iron effect radiator, additional double glazed window to side aspect. The kitchen area is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring electric hob. under counter integrated fridge, tiled splashbacks.

### Inner Hallway

12'9 max x 12'2

Double glazed window to side aspect, continuation of engineered wood flooring, smooth plastered ceiling with inset spotlighting, vertical radiator. Doors to:

### Bedroom One

15'4 x 13'6

Double glazed window to side aspect and double glazed French doors to rear giving access to the garden, wood flooring, coved cornice to smooth plastered ceiling, cast iron effect radiator.

### Bedroom Two

11'1 x 10'3

Double glazed window to rear aspect and two further double glazed obscure windows to side with door to garden, carpeted, smooth plastered ceiling with inset spotlighting, radiator.

### Bathroom

9'1 x 7'4

A luxury fitted bathroom with two double glazed obscure windows to side aspect, fully fitted suite comprising; Lusso fully tiled walk-in shower with Rainfall shower head, low level WC, imported Italian sink with mixer tap and vanity cupboard beneath, half tiled to surrounding walls with Lusso trim, smooth plastered ceiling with inset spotlighting, tiled flooring, Lusso heated towel rail.

### Utility Room

7'1 x 6'4

Appliance space and plumbing for washing machine, smooth plastered ceiling.

### Externally







#### **Rear Garden**

The property benefits from a west backing rear garden and commences with a small patio area with the remainder being laid to lawn, purpose built garden room/workshop, additional storage shed, side access to the front where there is also a further courtyard style garden and gate to the front.

#### **Front Garden**

The property benefits from off street parking for two vehicles.

#### **Lease Information**

Lease: 246 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.















## GROUND FLOOR



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: D  
Tenure: Leasehold  
Council Tax Band: B

£325,000

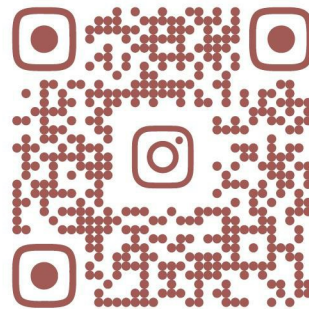
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01702 480 033



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