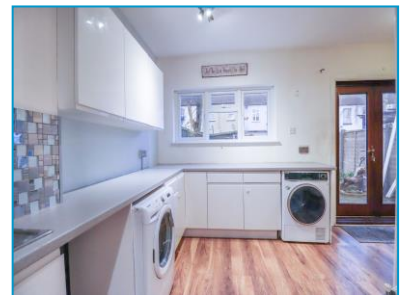




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Brightwell Avenue, Westcliff-On-Sea



**Morgan Brookes believe** – This fantastic terraced family home is positioned within a popular area of Westcliff On-Sea, and offers a no onward chain sale. The property comprises of a contemporary modern kitchen and dining room, spacious living room, downstairs cloakroom, three great-sized bedrooms, a three-piece family bathroom and a west facing rear garden!

**Our Sellers love** – That the property is positioned within walking distance to Hamlet Court Road, serving your local shops, restaurants and bars, as well as easy transport links into London and surrounding areas.

### Key Features

- No Onward Chain.
- Terraced Family Home.
- Three Great-Sized Bedrooms.
- Modern Kitchen/Dining Room.
- Spacious Living Room.
- Walking Distance To Hamlet Court Road.
- Easy Access To Transport Links into London & Local Areas.
- Call Morgan Brookes Today.

**Guide Price £325,000 -  
£350,000**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Brightwell Avenue, Westcliff-On-Sea

## Entrance

Panelled door leading to:

## Entrance Hallway

Obscure double glazed window to front aspect, stairs leading to first floor accommodation, under stairs storage area, laminate flooring, doors leading to:

## Living Room

**21' 1" x 17' 3" x 17' 8" (6.42m x 5.38m)**

Double glazed bay window to front aspect, wood burner, radiator, wood effect flooring.

## Kitchen/Dining Room

Double glazed window to rear aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, fitted oven, space & plumbing for appliances, central island, radiator, coving to smooth ceiling, wood effect flooring, double glazed French doors leading to rear garden.

## Cloakroom

Wash hand basin, low level W/C, tiled walls, tiled flooring.

## First Floor Landing

Radiator, coving to smooth ceiling incorporating loft access, doors leading to:

## Master Bedroom

**17' 2" x 9' 3" (5.23m x 2.82m)**

Double glazed bay window to front aspect, fitted wardrobes, fireplace, radiator, coving to smooth ceiling, carpet flooring.

## Second Bedroom

**13' 2" x 7' 8" (4.01m x 2.34m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling, carpet flooring.

## Third Bedroom

**8' 7" x 6' 0" (2.61m x 1.83m)**

Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

## Family Bathroom

**7' 7" x 6' 11" (2.31m x 2.11m)**

Obscure double glazed window to rear aspect, panelled bath, shower cubicle, raised shower system, wash hand basin, heated towel rail, low level W/C, tiled walls, wood effect flooring.

## Rear Garden

Wooden shed to remain, raised decking area, remainder laid to lawn, sleeper borders, fencing to boundaries, west-facing.

## Front Of Property

On-street parking available, paved walkway leading to front entrance.

**Local Authority Information**  
Southend-on-Sea Borough Council  
**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Guide Price £325,000  
- £350,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.