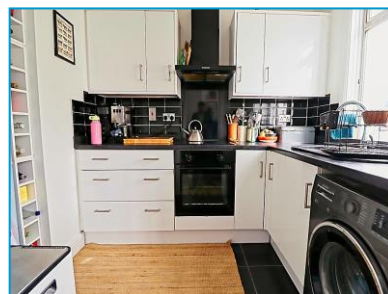




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Beedell Avenue, Westcliff-On-Sea



Morgan Brookes believe - This charming spacious first floor maisonette offering 2 double bedrooms, 16'5 living room, modern fitted kitchen & bathroom is a first time buyers dream. The property has its own private section of the rear garden and is conveniently located close to the A13 with easy access to Westcliff Train Station and local amenities.

Our Sellers love - Being within close proximity to an array of local shops, transport links, Chalkwell Park and the Seafront.

Key Features

- Guide Price £230,000 - £240,000.
- First Floor Maisonette.
- 2 Good Size Bedrooms.
- Share Of Freehold.
- Private Section Of Rear Garden.
- No Onward Chain.
- Located Close To Westcliff Station.
- Call Morgan Brookes Today

**Guide Price
£230,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Beedell Avenue, Westcliff-On-Sea

Entrance

Double glazed panelled door leading to:

Hall

Stairs leading to:

Landing

7' 11" x 6' 8" (2.41m x 2.03m)

Ceiling incorporating loft access, carpet flooring, door leading to:

Living Room

16' 5" x 11' 5" (5.00m x 3.48m)

Double glazed bay window to front aspect, feature fireplace, radiator, door leading to kitchen & inner hall.

Kitchen

10' 8" nt 8' 6" x 6' 7" (3.25m nt 2.0m x 2.01m)

Double glazed window to front aspect, fitted with a range of wall and base level units, roll top work surfaces incorporating 4 point electric hob & extractor over, fitted oven, space and plumbing for appliances, tiled flooring.

Inner Hall

Carpet flooring, stairs to:

Loft Room

16' 9" x 15' 2" (5.10m x 4.62m)

Double glazed Velux window to rear aspect, eves storage to both sides, office area, carpet flooring.

Bathroom

8' 1" nt 5' 8" x 6' 7" nt 2' 10" (2.46m nt 1.72m x 2.01m nt 0.86)

Obscure double glazed window to rear aspect, panelled bath with raised shower system over, pedestal hand basin, low level WC, stainless steel heated towel rail, tiled floor & walls, built in storage area.

Bedroom

13' 6" nt 9' 8" x 11' 6" nt 10' 2" (4.11m nt 2.94m x 3.50m nt 3.09m)

Double glazed panelled door with double glazed window above leading to balcony, radiator, wood effect flooring.

Balcony

Metal railing surrounding, metal steps down to rear private garden.

Rear Garden

Path to private rear section of garden, decking, shed to remain.



Local Authority Information
Southend-on-Sea City Council
Council Tax Band: A

01268 755626

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Guide Price
£230,000

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.