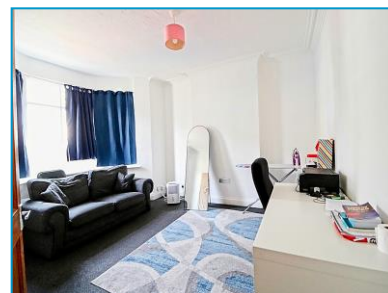




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Brightwell Avenue, Westcliff-On-Sea



**Morgan Brookes believe** - This 2 bedroom ground floor flat is the ideal investment property being sold with the tenant in situ, the property offers good size accommodation, own section of rear garden and is located in a fantastic location close to local transport links and amenities.

**Our Sellers love** - Having a section of own rear garden to enjoy the warmer months and being a short way from Southend Town Centre and Seafront with its abundance of shops and restaurants.

### Key Features

- Investment Opportunity.
- Ground Floor Flat.
- Two Bedrooms.
- Own Section Of Rear Garden.
- No Onward Chain.
- Located Close To Local Amenities.
- Close Proximity To Westcliff Station.
- Call Morgan Brookes Today!

**£170,000**

# Brightwell Avenue, Westcliff-On-Sea

## Entrance

Communal entrance door with further hardwood entrance door to:

## Entrance Hall

**10' 10" x 3' 0" (3.30m x 0.91m)**

Coving to ceiling, radiator, built in storage cupboard, carpet flooring, doors to:

## Cloakroom

**4' 7" x 2' 3" (1.40m x 0.69m)**

Low level WC, wash basin, extractor fan.

## Living Room

**15' 3" x 12' 9" (4.64m x 3.88m)**

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

## Bedroom 1

**13' 1" x 10' 4" (3.98m x 3.15m)**

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

## Kitchen

**9' 6" x 8' 4" (2.89m x 2.54m)**

Double glazed window to rear aspect, fitted with a range of wall and base units, roll edge work surfaces incorporating stainless steel sink and drainer unit, four point gas hob with extractor over, fitted electric oven, space and plumbing for appliances, boiler, radiator, laminate flooring, opening to:

## Shower Room

**3' 9" x 3' 9" (1.14m x 1.14m)**

Shower cubicle, stainless steel heated towel rail, complimentary tiling to walls.

## Bedroom 2

**7' 2" x 5' 7" (2.18m x 1.70m)**

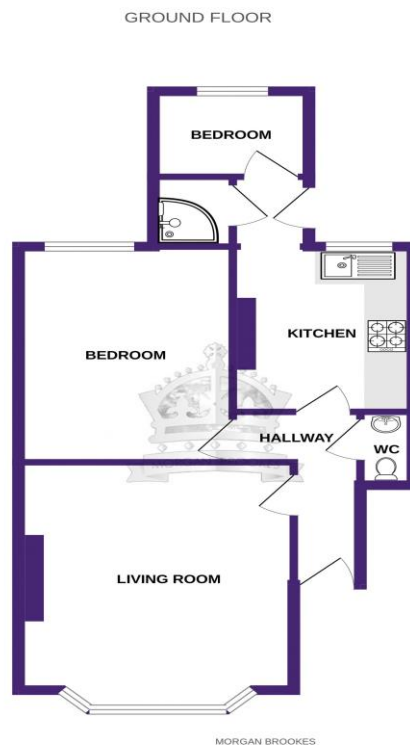
Double glazed window to rear aspect, radiator, carpet flooring.

## Rear Garden

Patio seating area, the remainder being laid to lawn.

## Additional Information

Remaining Lease Term : 82 years Annual Payment For Buildings Insurance Approx. £200-£250.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan (2002)

## Local Authority Information

Southend-on-Sea City Council

Council Tax Band: A

01268 755626

morganbrookes.co.uk

£170,000

### 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.