



**MORGAN
BROOKES**
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Park Terrace, Westcliff-On-Sea



Morgan Brookes Believe - This charming 4-bedroom family home, complete with parking, is nestled in Milton Conservation. It boasts proximity to both the c2c and Greater Anglia lines, as well as the seafront and town center. Additionally, it falls within the catchment area of the highly sought-after Barons Court School Primary School, known for its outstanding Ofsted rating. Don't miss out on the convenience this home offers.

Our Sellers love - Being only a short distance to the Seafront whereby they can enjoy nice walks in the evening. Having a good size garden with the added benefit of the garden room to entertain friends and family or just enjoy the peaceful setting on a lovely summer evening.

Key Features

- Stunning Semi Detached House.
- Four Bedrooms.
- Three Good Size Reception Rooms.
- Modern Kitchen/Breakfast Room.
- Garden Room/Office.
- Barons Court Primary School Catchment

**Guide Price £550,000 -
£600,000**

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Park Terrace, Westcliff-On-

Entrance

Stained glass wood panelled door leading to:

Hallway

Stairs leading to first floor accommodation, radiator with ornate cover, understairs storage cupboard, smooth ceiling, tiled flooring, doors to:

Living Room

14' 2" x 12' 1" (4.31m x 3.68m)

Sash bay window to front aspect, two column radiators, feature fireplace, built in shelving unit to one wall, coving to smooth ceiling, parquet flooring, wooden bi-fold doors leading to:

Dining Room

12' 3" x 11' 3" (3.73m x 3.43m)

Glazed French doors to garden, radiator, coving to smooth ceiling, parquet flooring.

Kitchen

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed bi-fold windows to side aspect, fitted with a range of wall and base units, roll top work surface incorporating stainless steel sink and drainer, four point electric hob with extractor over, fitted double oven, complimentary tiling to walls, space and plumbing for appliances, radiator, smooth ceiling incorporating inset down lights, laminate flooring, door leading to:

Reception Room

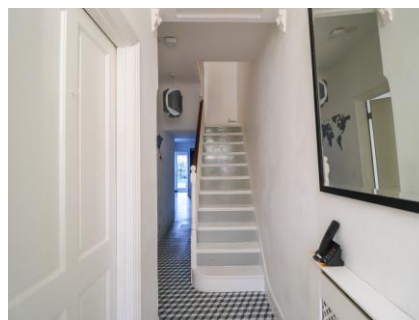
9' 0" x 5' 10" (2.74m x 1.78m)

Double glazed door to rear garden, radiator, smooth ceiling incorporating down lights, tiled flooring, door leading to:

Ground Floor Cloakroom

4' 10" x 3' 11" (1.47m x 1.19m)

Obscure double glazed obscure window to rear aspect, low level WC, hand basin with storage under.



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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.

First Floor Landing**14' 4" x 5' 9" (4.37m x 1.75m)**

Built in wardrobe, radiator, wood flooring, doors to:

Master Bedroom**12' 4" x 12' 4" (3.76m x 3.76m)**

Two sash windows to front aspect, built in wardrobe, smooth ceiling, wood flooring.

Bedroom 2**12' 2" x 11' 2" (3.71m x 3.40m)**

Sash window to rear aspect, feature fireplace, built in wardrobe, column radiator, smooth ceiling, wood effect flooring.

Bedroom 3**9' 3" x 7' 5" (2.82m x 2.26m)**

Double glazed window to rear aspect, built in wardrobe, radiator, smooth ceiling, wood effect flooring.

Bedroom 4**9' 0" x 5' 8" (2.74m x 1.73m)**

Sash window to front aspect, built in wardrobes, smooth ceiling, wood flooring.

Bathroom**12' 3" x 4' 8" (3.73m x 1.42m)**

Obscure double glazed window an glazed window to side aspect, corner bath with raised shower system over, vanity hand basin, low level WC, heated towel rail, smooth ceiling, laminate flooring.

Garden

Paved seating area from property at side, wood decking seating area in front of summer house, part laid to lawn, shrub and flower raised beds, paved seating area at rear, brick fire pit, gated side access.

Garden Room / Office**14' 3" x 6' 1" (4.34m x 1.85m)**

Double glazed window to aspect, double glazed French doors to garden, power, light & internet, smooth ceiling, laminate flooring.

Front of Property

Paved driveway for two vehicles, secure gated side access.



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GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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