



Prince Avenue, Westcliff-on-Sea

Guide Price £350,000 Freehold

- Mid terrace house
- Modern kitchen and dining space
- Large living room area
- Includes a garage
- Close to Southend Hospital
- Three spacious bedrooms
- lovely bathroom and w/c
- Off-road parking available
- Rear garden with shed
- Near Highly regarded Westcliff and Southend Grammar Schools





This newly refurbished mid-terrace house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property boasts a warm and inviting atmosphere. This home presents excellent storage options throughout with built in wardrobes in each of the bedrooms. Additionally there is a cupboard in the landing upstairs as well as in the hall where you come through the front door.

Upon entering, you will find a spacious living room that serves as the heart of the home, perfect for relaxation and entertaining. The newly fitted kitchen and dining area are both stylish and functional, providing ample space for culinary pursuits and family meals. The property also features a contemporary bathroom and a convenient additional w/c, ensuring comfort and practicality for everyday life.

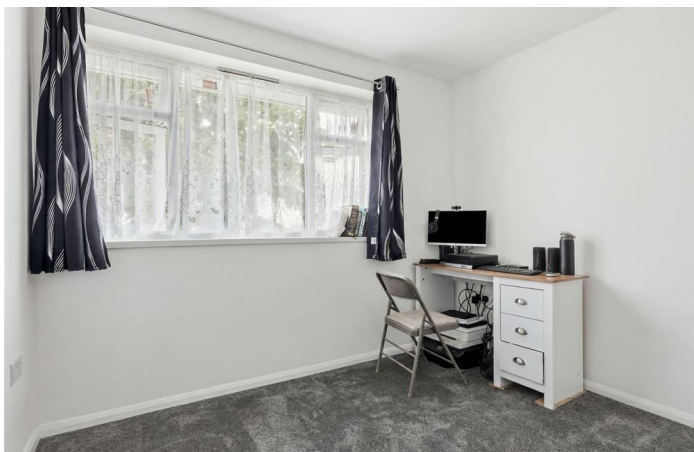
One of the standout features of this home is the off-road parking and garage, offering both convenience and security for your vehicle whilst also allowing for additional storage. The rear garden, complete with a shed, provides a lovely outdoor space for gardening, play, or simply enjoying the fresh air.

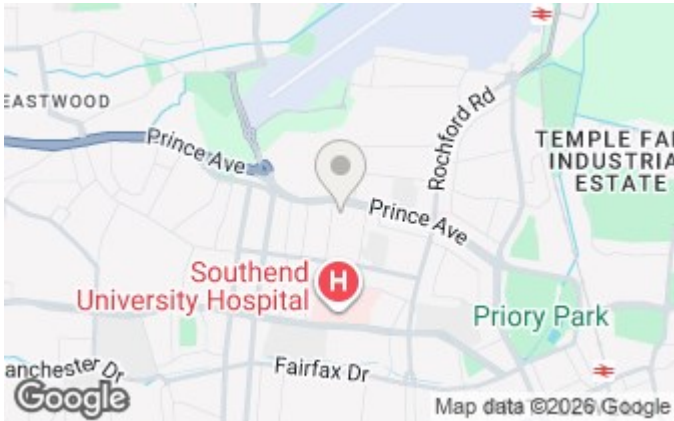


Situated close to Southend University Hospital, this property benefits from excellent transport links, with quick access to the A127, making commuting a breeze. Additionally, it falls within a great school catchment area, including the highly regarded Westcliff and Southend Grammar Schools, making it an ideal choice for families seeking quality education for their children.



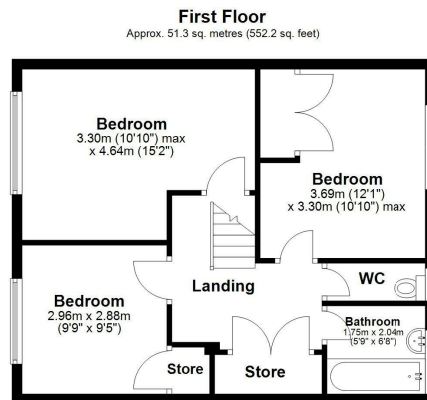
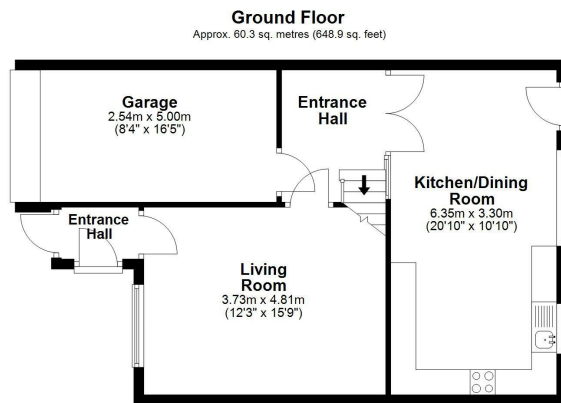
In summary, this charming three-bedroom house in Prince Avenue is a perfect blend of modern amenities and convenient location, making it a must-see for anyone looking to settle in Westcliff-on-Sea.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 111.6 sq. metres (1201.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.