



Avenue Road, Westcliff-On-Sea
£425,000

home.

3A Avenue Road

Westcliff-On-Sea

SS0 7PN



- Spacious First Floor Flat
- Two Large Double Bedrooms
- South Facing Balcony
- Large Lounge with Sash Bay Windows
- Modern Four Piece Bathroom Suite
- Contemporary Open Plan Kitchen / Diner
- Private Entrance Hallway with Storage
- School Catchment for Barons Court Primary and Milton Hall Primary and Nursery
- Dedicated Off Street Parking & Garage
- Excellent Location in the Milton Conservation Area

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this charming first-floor flat located on Avenue Road in the desirable area of Westcliff-On-Sea. This spacious property offers over 1200sqft of living space, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you will find a private entrance that leads to a welcoming under-stair storage cupboard, perfect for coats and shoes. The bright and airy landing guides you to a large four-piece family bathroom, ensuring ample space for relaxation. The heart of the home is the modern

open-plan kitchen diner, which flows seamlessly into a spacious lounge featuring a beautiful sash bay window that invites natural light.

This flat boasts two generously sized double bedrooms, providing plenty of room for rest and relaxation. A south-facing balcony offers a lovely outdoor space to enjoy the sunshine and fresh air.

Externally, the property includes an allocated off-street parking space and a garage, adding to the convenience of urban living. Situated in the Milton Hall Conservation area,



this flat is within walking distance of the train station and Southend High Street, making it easy to access local amenities and transport links. Additionally, it falls within the catchment area for the prestigious Milton Hall Primary School, making it an excellent choice for families.

This property combines character, space, and a prime location, making it a must-see for anyone looking to settle in Westcliff-On-Sea. Don't miss the opportunity to make this delightful flat your new home.

Accommodation Comprises

The property is approached via a driveway leading to entrance with external wall lighting. Wooden entrance door with double glazed panel into:

Entrance Hallway

Wood effect laminate flooring, skirting, stairs with carpet runner leading to first floor landing with understairs storage cupboard, single glazed window to front aspect, ceiling light, stairs leading to the flat roof.

First Floor Landing

Single glazed window to front aspect, carpeted, skirting, coved cornice, three ceiling lights, picture rail, double glazed patio door with access to balcony, two radiators. Doors to:

Bathroom

10'11 x 8'0

Tiled flooring and walls, spotlighting, double glazed window to side

aspect, two double glazed obscure windows to rear aspect, WC, wash hand basin, walk-in shower cubicle, freestanding bath with stainless steel mixer tap, radiator.

Open Plan Dining Room/Kitchen

Dining Room Area

13'7 x 12'1

Wood effect laminate flooring, skirting, spotlighting, large storage cupboard, two single glazed Sash windows to side aspect, radiator. Open plan to:

Kitchen

11'10 x 6'10

Continuation of wood effect laminate flooring, skirting, double glazed window to rear aspect. The kitchen is fitted to include a range of base units with marble effect rolled edge worksurfaces and matching eye level wall mounted units, tiled walls, four ring gas hob with extractor over, Bosch oven, built-in dishwasher, space for washing machine, inset Butler sink with drainer and tap over.

Lounge

20'5 x 13'0

Carpeted, skirting, ceiling light, three single glazed Sash windows to the side aspect plus single glazed Sash window to front aspect, feature fireplace, coved cornice, two radiators.

Bedroom One

19'7 x 11'11

Carpeted, skirting, coved cornice, ceiling light, single glazed Sash bay window, two radiators.

Bedroom Two

14'1 x 11'11

Carpeted, skirting, spotlighting, two double glazed windows to the rear aspect, storage cupboard, radiator.

Office

7'7 x 4'6

Carpeted, skirting, picture rail, ceiling light, single glazed Oriel bay window to front aspect,





Externally

Balcony

13'10 x 11'11

South facing balcony with wooden balustrade.

Garage

Garage located to the rear with up and over door enabling parking for one car.

Lease Information

Lease: 170 years remaining

Ground Rent: £0

Service Charge: £0

The vendor has advised that service charge is on an if and when needed basis and is split 50/50 with the other property.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 1276.00 sq ft
EPC band: E
Tenure: Leasehold
Council Tax Band: B

£425,000

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GROUND FLOOR:
75 sq.ft. approx.

FIRST FLOOR:
1200 sq.ft. approx.



TOTAL FLOOR AREA: 1276 sq.ft. approx.
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home.



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