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Estate Agents

* £300,000 - £325,000 * SHARE OF FREEHOLD * GROUND FLOOR FLAT * OWN PRIVATE WEST BACKING REAR GARDEN * Set along the ever-popular Pembury Road, this spacious ground floor flat offers well-balanced accommodation, a private garden and an exceptionally convenient Westcliff-on-Sea location. The property comprises two generous double bedrooms, a bright and comfortable living room with direct access to a private west-facing rear garden, and a well-appointed bathroom. Whether you're entertaining friends, enjoying a summer evening outdoors or simply looking for a quiet space to unwind, the garden provides a wonderful extension to the living accommodation. A large basement cellar offers excellent storage, adding further practicality to this already well-proportioned home. Perfectly positioned within walking distance of both Chalkwell and Westcliff stations, as well as the seafront, local shops and cafés, the property combines generous internal space with everyday convenience. An excellent choice for first-time buyers, downsizers or investors alike, this is a home that offers both comfort and an enviable coastal lifestyle.

- Large ground floor flat
- Two double bedrooms
- Huge underground cellar
- Generously sized lounge with direct access to the garden
- Walking distance to Chalkwell and Westcliff Train Stations
- Direct access to your own private west backing rear garden
- Master bedroom with walk-in-wardrobe
- Fully fitted kitchen with sea views from the corner window
- Doorstep to Chalkwell Beach
- Share of freehold

Pembury Road

Westcliff-on-Sea

£300,000

Price Guide

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Pembury Road

Communal Entrance
Leading to:

Entrance Hallway
31'1" x 4'5"
Leadlight stained glass wooden door to the front with adjacent double glazed leadlight windows, access to the cellar, entry phone system, radiator, fully tiled flooring.

Bedroom One
13'1" > 11'9" x 10'5" max
Smooth ceiling with a pendant light, double glazed window to the side, radiator, tiled flooring.

Walk-In-Wardrobe
5'4" x 2'10"
Smooth ceiling, wall light, hanging rail, tiled flooring.

Bedroom Two
11'4" x 9'11"
Smooth ceiling with a pendant light, double glazed window to the side with a sea glimpse, radiator, tiled flooring.

Lounge
18'5" > 13'5" x 10'9"
Smooth ceiling two pendant lights, double glazed French doors to the rear leading out to the garden, radiator, tiled flooring, archway to:

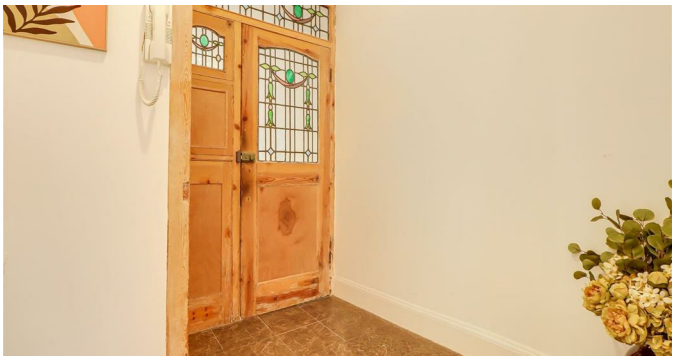
Kitchen
13'2" x 6'11"
Smooth ceiling with a pendant light. Modern kitchen comprising of; wall and base level units with a square edge wooden worktop, ceramic sink and drainer with a brushed brass mixer tap, space for a washing machine, integrated oven, four ring gas hob with an extractor fan above, metro tile splash backs, space for a fridge freezer, wall mounted ideal Atlantic boiler, radiator, tiled flooring, double glazed corner window giving you sea views, obscured window to the side.

West Facing Rear Garden
Secluded area with a raised flower bed rear, outside tap.

Cellar
Concrete steps down to two storage area's.
First storage area: 2.857m x 1.491m
Electric meter and fuse board, opening to:

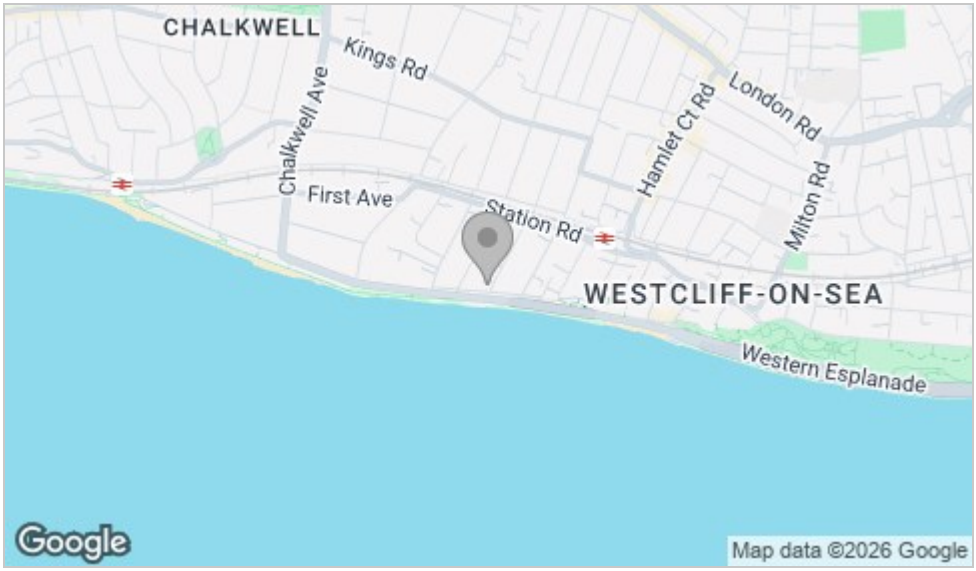
Main storage area: 4.596m > 3.412m x 2.756m
Smooth ceiling with a pendant light, concrete flooring, water plumbing feed (offers the opportunity to use this as a utility area)

Agents Notes:
Council tax band: A

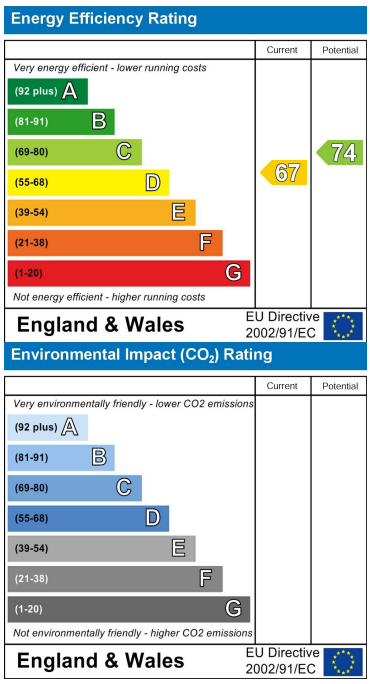


Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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