



£350,000 - £375,000 * Occupying a convenient position on Prince Avenue, this three-bedroom semi-detached house offers excellent practicality for family life.

The property features a reception room, providing an ideal space to relax or entertain, alongside a well-appointed kitchen with the added benefit of a separate utility room. Two bathrooms serve the home, with a ground-floor bathroom complementing the first-floor family bathroom fitted with a three-piece suite.

Upstairs, three bedrooms offer ample space for families, home working, or guest accommodation. Externally, the property benefits from a garage and off-street parking for two vehicles.

Perfectly placed for families, the home is within the catchment area for both Eastwood Primary School and Eastwood Academy. Residents will also enjoy excellent connectivity, with the A13 and A127 easily accessible, providing convenient routes for commuters and those travelling further afield. Call us to get your viewing booked in today!

- Semi-detached house
- Bay-fronted lounge
- Kitchen and utility room
- Three bedrooms
- Eastwood Primary School and Eastwood Academy catchment
- Parking and a garage
- Downstairs bathroom and upstairs three-piece bathroom
- Garage and additional storage shed
- Extended to the rear
- Easy access to A13 and A127

Prince Avenue

Westcliff-on-Sea

£350,000

Guide Price



Prince Avenue



Frontage

Paved parking area to the side, paved parking area to the front, brick wall, door to:

Front Porch

Smooth ceiling, obscured double glazed door to the front, patterned tiled flooring, wooden door to:

Entrance Hallway

Pendant light, wooden door to the front, carpeted stairs rising to the first floor landing with understairs storage, radiator, wood effect laminate flooring, door to:

Bay-Fronted Lounge

13'5" into the bay x 12'4"

Pendant light, double glazed bay window to the front, feature fireplace with a stone surround, radiator, wooden flooring.

Additional Reception Room

12'2" x 11'3"

Coved ceiling with a pendant light, double glazed French doors to the rear leading out to:

Conservatory Dining Room

Double glazed windows to the rear overlooking the garden, pendant light, double glazed French doors to the front leading back into the reception room, space for a six-seater dining table, double glazed door to the side leading to the utility room, tiled flooring.

Kitchen

9'4" x 7'1"

Kitchen comprising of; wall and base level units with a wooden effect roll edge worktop, four ring gas hob with an extractor fan above, inset stainless steel sink and drainer with a mixer tap, inset oven and grill, inset microwave, space for a fridge, tiled splashbacks, tiled flooring, opening to:

Utility Room

9'8" x 7'1"

Pendant light, double glazed window to the side, double glazed doors to the rear leading out to the garden, space for an overspill fridge, space washing machine, wooden square edge worktop, tiled flooring, door to:

Downstairs Bathroom

Pendant light, obscured double glazed window to the rear, freestanding bath, pedestal wash basin, tiled flooring, opening to:

Separate WC

Pendant light, low-level WC, fully tiled walls, tiled flooring.

First Floor Landing

Pendant light, double glazed stained glass window to the side, wooden flooring, doors to all rooms.

Bedroom One

9'8" x 7'1"

Pendant light, double glazed bay-window to the front, radiator, wood effect laminate flooring.

Bedroom Two

9'8" x 7'1"

Pendant light, double glazed window to the rear overlooking the garden, inset wardrobes, radiator, carpet.

Bedroom Three

9'8" x 7'1"

Pendant light, double glazed box bay window to the front, radiator, wood effect laminate flooring.

Three-piece Bathroom

7'1" x 6'7"

Pendant light, obscured double glazed window to the rear, panelled bath with a shower hose, pedestal wash basin, low-level WC, part tiled walls, wooden flooring.

Rear Garden

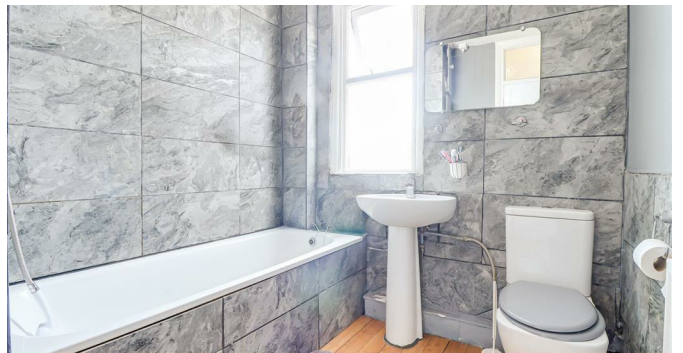
Commences a paved patio area with space for outside seating, ideal for entertaining, brick wall and fencing for privacy, outside tap, outside lighting.

Storage Shed

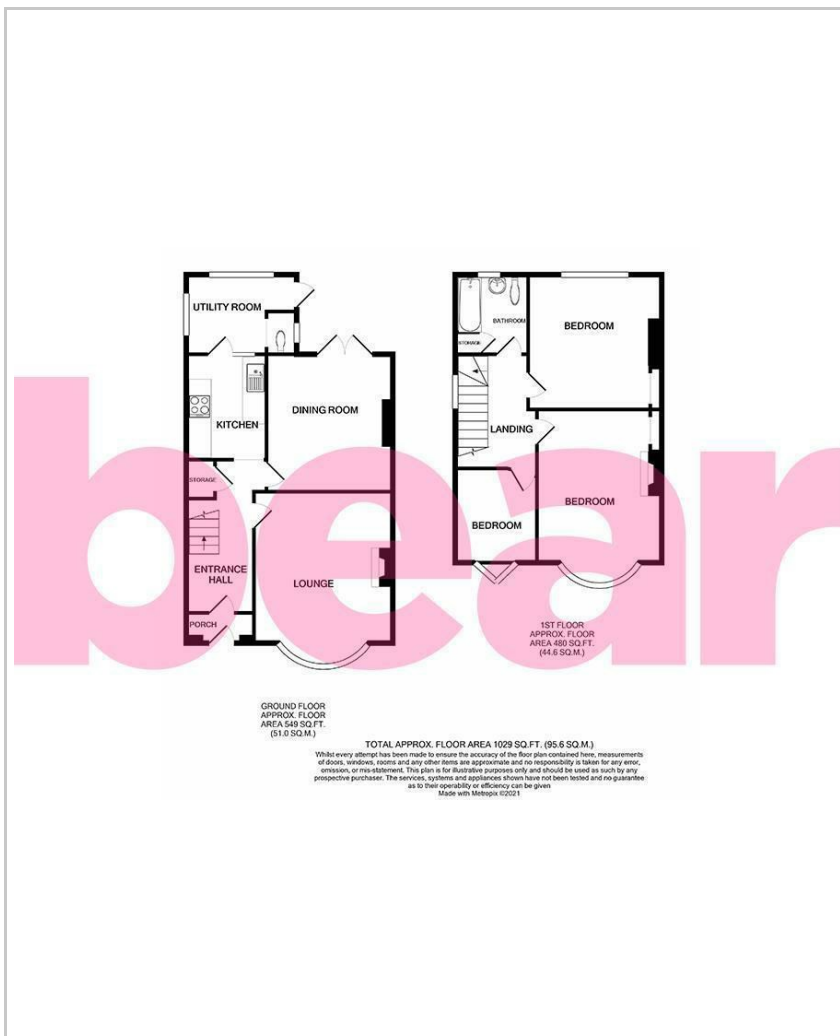
Garage

Agents Notes:

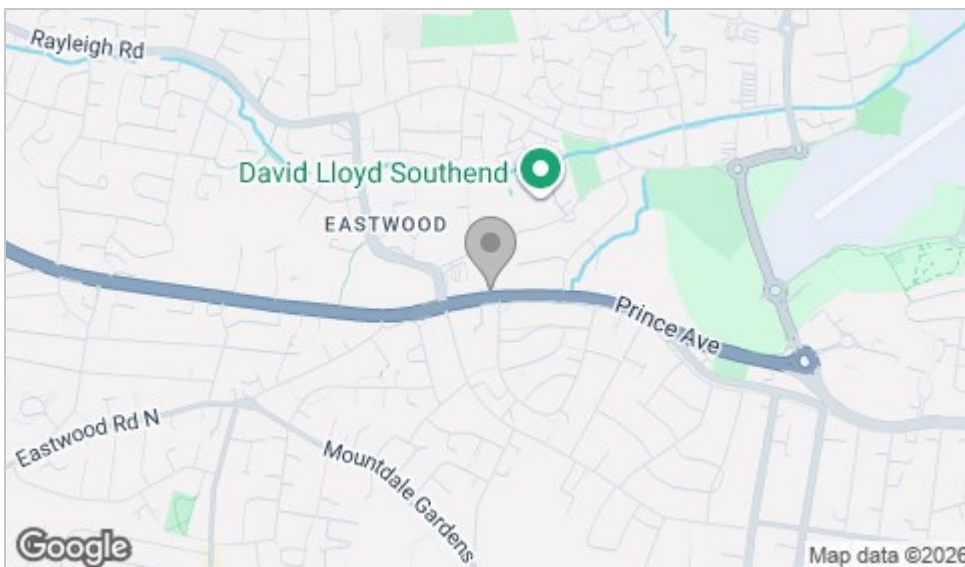
Council tax band: B



Floor Plan



Area Map



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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Energy Efficiency Graph

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	