



\* £280,000 - £300,000 \* UNOVERLOOKED PRIVATE GARDEN \* POTENTIAL PARKING \* GREAT SIZED DOUBLE BEDROOMS \* MODERN FITTED KITCHEN AND REFURBISHED BATHROOM \* This charming period home offers a fantastic location, an unoverlooked garden and great sized rooms. The accommodation is comprised of; a bright bay-fronted lounge, a separate dining room that flows into the modern fitted kitchen, an inner hallway to the rear of the property which then houses the bathroom and two double bedrooms upstairs. The garden is ready to use and is private and there is potential for parking on the front, however the current owners can still fit a car on the drive and there is permit parking available too. Both train lines servicing London are only a walk away, as well as the seafront, a range of amenities and bus links and Southend High Street. For schooling, the preferred Barons Court is an option, as well as Milton Hall and Belfairs Academy, with the prestigious grammar schools in the area also. The property is available to view now!

- Potential off-street parking plus permit parking available
- Short walk to both train lines servicing London
- Refurbished three-piece bathroom
- Great school catchment area
- Huge amount of period character
- Private unoverlooked garden
- Great-sized double bedrooms
- Modern fitted kitchen
- Amenities and bus links moments away
- Seafront virtually at the bottom of the road

## Milton Road

Westcliff-on-Sea

**£280,000**

Price Guide



# Milton Road



## Frontage/Parking Set-Up

The current vendors have had verbal communications with the council who have suggested a dropped curb could potentially be installed s.t.p., but regardless due to the road situation, they often park one car on the front drive, there is also permit parking available. There is a front garden wall, side access to the rear garden and a door leading to the entrance hall.

## Lounge

12'7 x 12'7

UPVC double glazed bay fronted window, radiator, skirting and wood effect laminate flooring.

## Dining Room

12'6 x 9'9

UPVC double glazed window to rear aspect, radiator, storage cupboard, skirting and wood effect laminate flooring.

## Kitchen

11'7 x 8'9>6'6

UPVC double glazed window to rear aspect and a side door to garden from the additional inner hallway. Shaker style kitchen units both wall-mounted and base level comprising; wood effect laminate worktops with a tiled splashback, space for a range of appliances, stainless steel sink and drainer with a chrome mixer tap, radiator, tiled flooring.

## Three-Piece Bathroom

8'8 x 4'4

Obscured UPVC double glazed window to rear aspect, bath with shower over, partially tiled walls, low-level w/c, vanity unit with wash basin, tiled flooring.

## Master Bedroom

12'6 x 10'8

Two UPVC double glazed windows to front aspect, built-in wardrobe, radiator, skirting and carpet.

## Second Bedroom

12'6 x 10'0

UPVC double glazed window to rear aspect, radiator, skirting and carpet.

## Private Garden

Unoverlooked and commences with a low-maintenance artificial lawn, then a rear sun deck with fencing and side access to front of property.

## Agents Notes

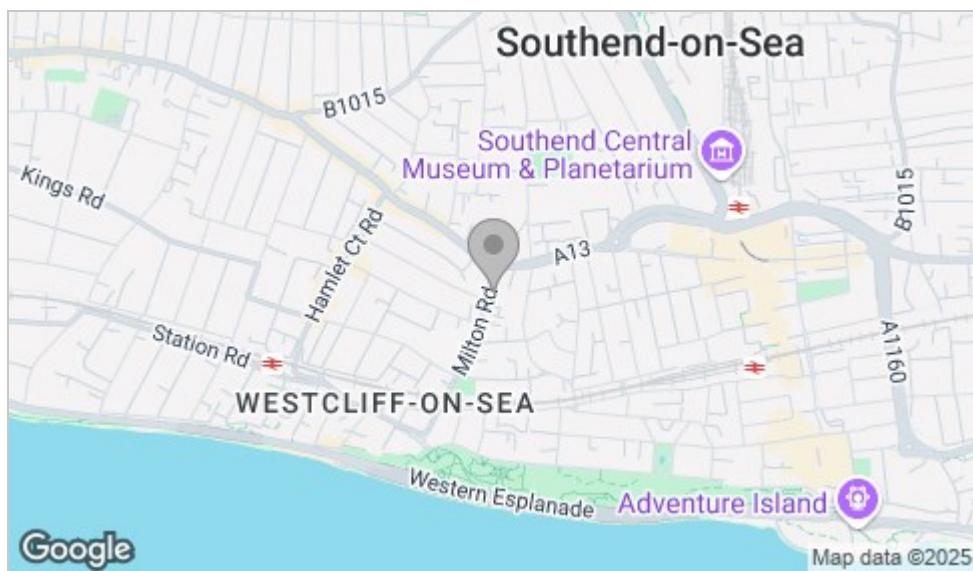
There will be a newly installed bespoke boiler cupboard, the hallway has been base painted, ready for a top coat upon moving in and there is a very small area of new plaster around a window which simply needs painting - but the house is ready to move straight into! The adjacent property is being converted into residential and should be finished in a few months too. There are 20 roads that the 'Milton West' parking permit can be used on, so ample parking is available.



## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	