



\* £300,000 - £325,000 \* ALLOCATED PARKING \* PRIVATE WEST-FACING GARDEN \* SUMMERHOUSE \* TWO DOUBLE BEDROOMS \* WESTCLIFF STATION AND BEACHFRONT MOMENTS AWAY \* This characterful period home has modern interiors, great-sized double bedrooms, allocated parking, and a private west-facing garden with a summerhouse/office! The accommodation is comprised of; a private hallway with storage, two bedrooms with bay windows, a contemporary three-piece bathroom, a kitchen-breakfast room with direct garden access and a spacious lounge-diner with beautiful sash windows. The west-facing garden is private and landscaped, with an impressive summerhouse/office to remain which is currently used as a gym and to the front, the block paved driveway offers one allocated parking space for a large vehicles. The location is fantastic - a very short walk gets you to both Westcliff Station or the beachfront, and there are amenities and bus links nearby on both the London Road and Halmlet Court Road. For schooling, Barons Court and Milton primaries are within catchment, as well as Belfairs Acadmey, and the grammar schools are nearby too. The property has a long lease and next to no charges and is available to view now!

- Allocated parking for one vehicle
- Short walk to Westcliff Station for commuters
- Two double bedrooms
- Modern interiors
- Walk to the beachfront
- Private west-facing garden
- Summerhouse/office/gym
- Huge amount of period character
- Only a stroll to the popular Leigh Broadway
- Amenities and bus links on Hamlet Court and the London Roads

## Satanita Road

Westcliff-on-Sea

**£300,000**

Price Guide





# Satanita Road



## Frontage/Parking

Allocated parking for one vehicle on a block paved front driveway with fencing, shingle borders and an overhang front porch leading to a communal entrance and then, in turn, your own private entrance door.

## Private Hallway

Large paneled understairs storage cupboard, coving, dado rail, skirting, concertina door through to reception area and wood effect laminate flooring.

## Bedroom One

UPVC double glazed rear bay window, modern vertical radiator, ceiling rose, coving, picture rail, high-level skirting and carpet.

## Bedroom Two

UPVC double glazed bay fronted window, wardrobes to remain, double radiator, skirting and carpet.

## Three-Piece Bathroom

Obscured window to side aspect, fully tiled walls, paneled bath with shower attachment and drencher head, traditionally styled pedestal wash basin with chrome taps, large towel radiator, low-level W/C, extractor fan, coving and a tiled floor.

## Reception Room

Two sash windows to side aspect, feature fireplace, modern vertical radiator, ceiling rose, coving, skirting and carpet.

## Kitchen-Breakfast Room

UPVC double glazed rear and side windows as well as a double glazed composite rear door for

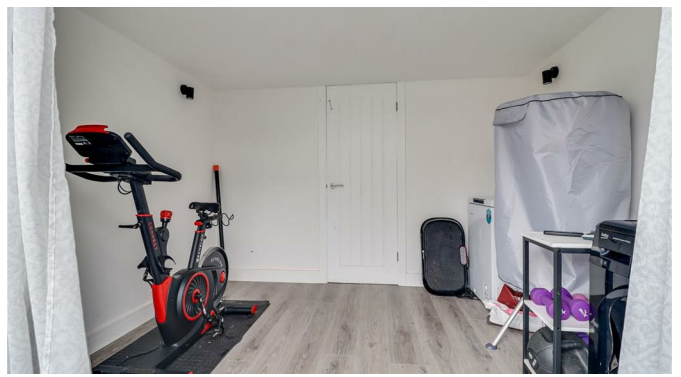
direct garden access. Modern gloss kitchen units both wall-mounted and base level comprising; 1.5 composite sink and drainer with chrome mixer tap, wood effect laminate worktops with tiled splashbacks, boiler cupboard, four ring burner gas hob with modern extractor over and an integrated oven, integrated undercounter fridge and separate freezer, integrated dishwasher, space for washing machine, spotlighting and a tiled floor.

## Private West-Facing Garden

Direct access to the garden through the kitchen, there is gated side access to the front of the property, a landscaped paved patio with a low-maintenance artificial lawn and a rear deck which then gives access to the summerhouse.

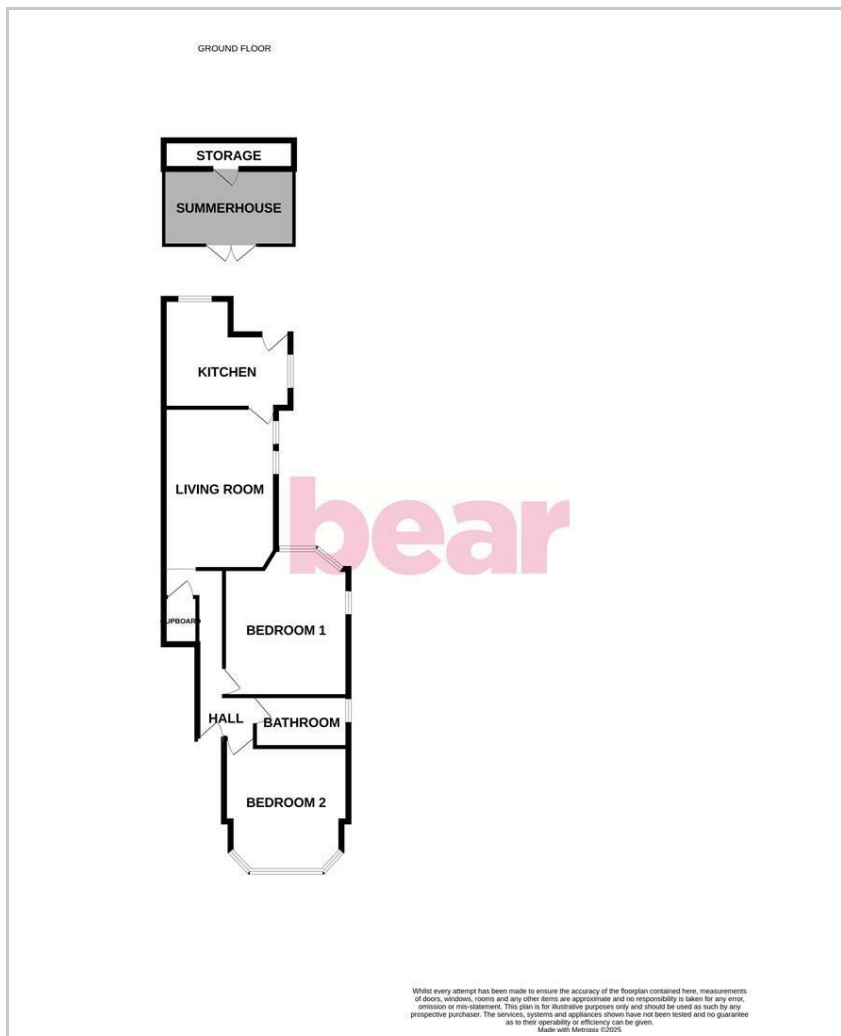
## Summerhouse/Gym/Office

UPVC double glazed French doors to front aspect, large storage cupboard inside, outside and internal lighting, power.

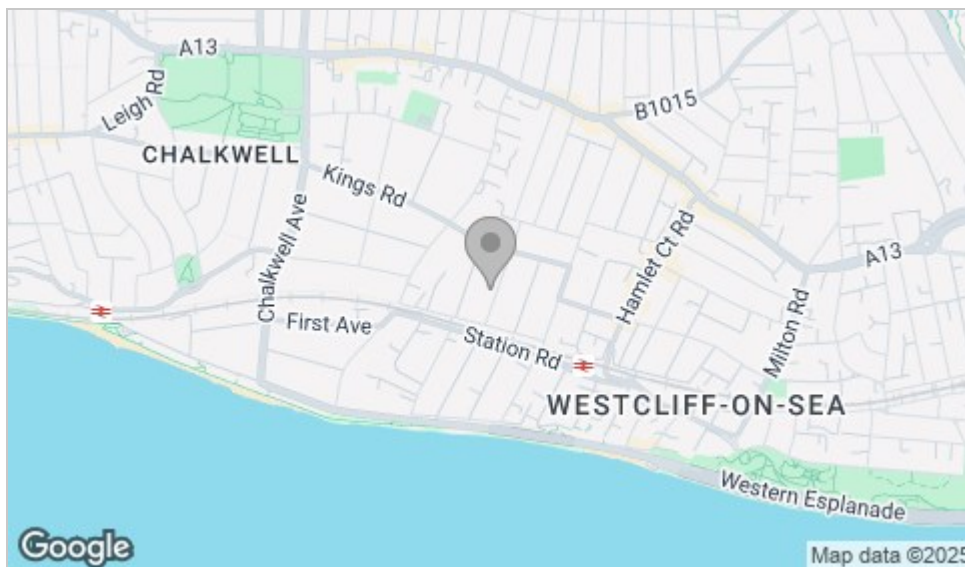




## Floor Plan



## 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

