

# bear

*Estate Agents*



This charming 1-bedroom ground floor flat in the heart of Westcliff-on-Sea offers a blend of period charm and modern convenience. Boasting its own private garden, allocated parking, and no onward chain, this home is ideal for first-time buyers, downsizers, or investors. Inside, you'll find spacious rooms, modern finishes, and direct garden access from the kitchen—all just moments from London Road's amenities and transport links.

- Ground floor flat with private garden access
- Sold with no onward chain—move in with ease
- Generously sized double bedroom overlooking the garden
- Modern kitchen-diner with direct garden access and integrated appliances
- Beautiful double-fronted period building
- Allocated parking space
- Spacious reception room with large windows and modern insulation
- Stylish shower room with walk-in trench head shower
- Low-maintenance garden with patio and new fencing—used solely by this flat
- Prime Westcliff-on-Sea location near shops, cafes, and Westcliff Station/bus links

## London Road

Westcliff-On-Sea

**£155,000**

Offers Over



# London Road



## Parking/Frontage

One allocated parking space on a hardstanding front driveway, an impressive double fronted period facade with perimeter wall and double communal entrance doors with door entry system leading to:

## Communal Entrance Hall

Original floor tiling, private entrance door leading to:

## Reception Room

13'6" x 13'5"

A large bay fronted reception room with UPVC double glazed windows, recently insulated ceiling with new plastering and cornice, double radiator, skirting and laminate flooring.

## Inner Hallway

Large storage cupboard, insulated ceiling with new plastering and cornice, skirting, laminate flooring and doors to all rooms.

## Double Bedroom

12'9" x 12'4"

UPVC double glazed window overlooking the garden, double radiator, insulated ceiling with new plastering and cornice, skirting and laminate flooring.

## Shower Room

7'10" x 4'8"

Two UPVC obscured double glazed windows to side aspect, walk-in shower with a drencher head and secondary shower attachment, vanity unit with wash basin and chrome mixer tap, WC, chrome towel radiator, floor tiling.

## Kitchen-Diner

13'7" x 7'3"

Two UPVC double glazed windows to rear and side aspects as well as a UPVC obscured double glazed door for direct garden access, wall-mounted and base level kitchen units comprising; stainless steel sink with drainer and chrome mixer tap, four ring burner electric hob with stainless steel splashback and extractor hood over, integrated oven, granite effect laminate worktops, fridge/freezer, washing machine, space for dishwasher, radiator, cornice, wall-mounted boiler (installed circa 2023) skirting and a tiled floor.

## Rear Garden

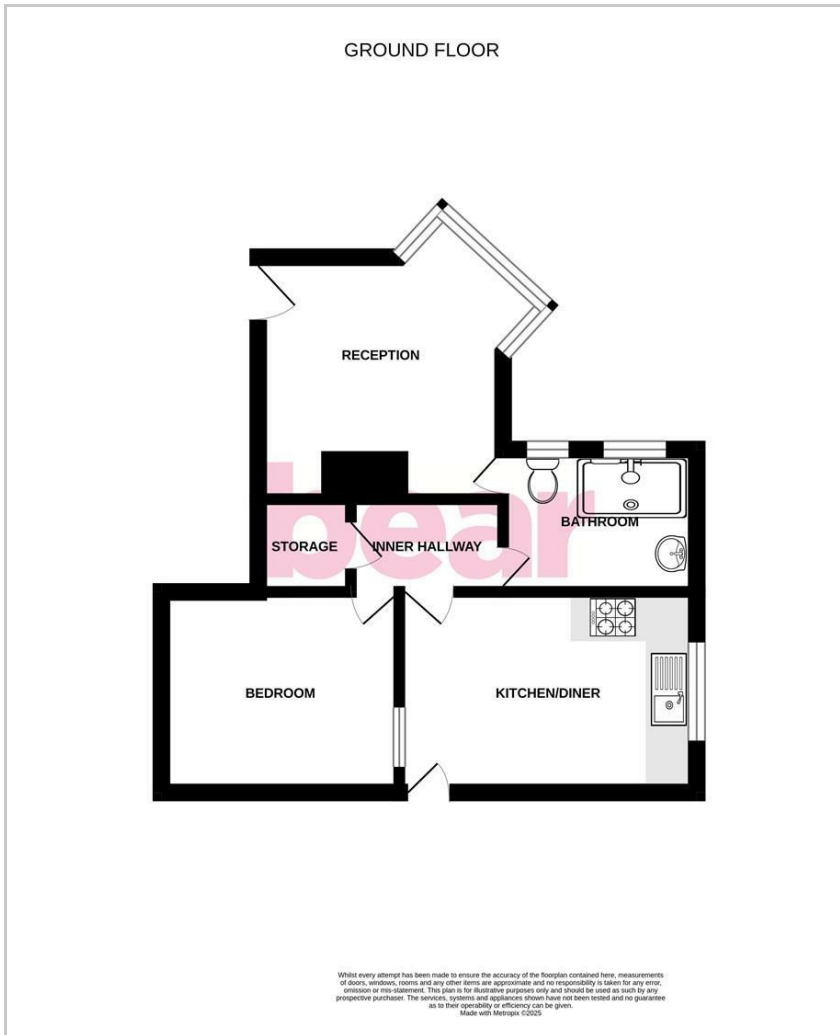
Direct access to shared garden which is used by no one else, new fencing and a hardstanding patio with side access to front of property.

## Agents Notes:

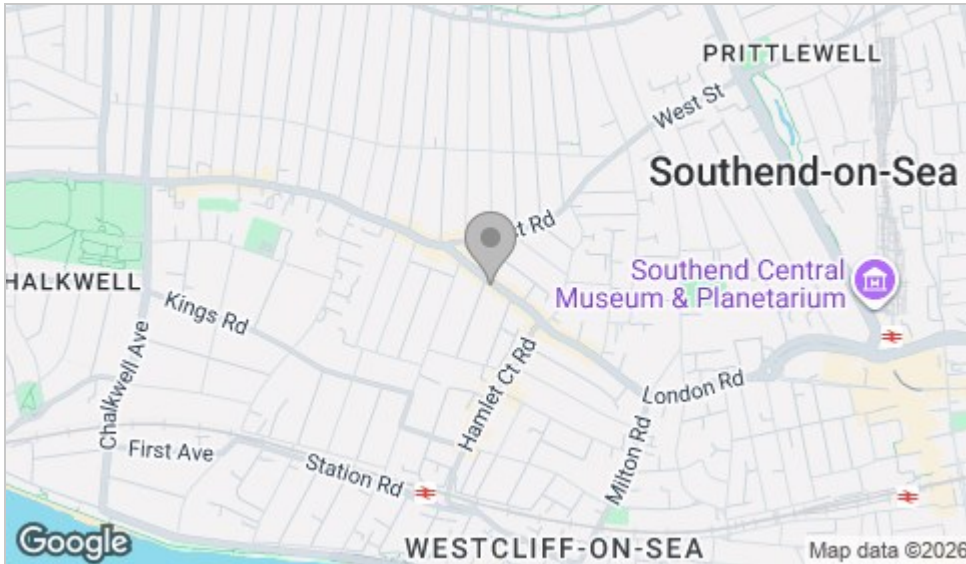
Rear of property has been PVA sprayed for precautionary measures for damp (but this has stained slightly) there has been some patching in due to weathering that has been tested by several professionals and there is no rising damp.



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

