



## Westcliff Avenue

Westcliff-on-Sea

- SECOND FLOOR FLAT
- TWO BEDROOMS
- MODERN KITCHEN
- STYLISH BATHROOM



**Guide Price £240,000**

A stylish and well configured second floor two bedroom flat moments from Westcliff seafront, offered to the market with vacant possession.





A fantastic and well presented two bedroom second floor flat, situated in a character building offering loads of historical charm.

The property is in a superb location as it is within moments from Westcliff Seafront. The property is also within walking distance to the Cliffs Pavilion, London Road and Hamlet Court Road with all their amenities as well as Westcliff train station which has direct links to London.

Inside the property, the accommodation comprises of two well proportioned bedrooms with plenty of space for furniture.

The modern kitchen has been installed in recent times, and is presented to a high standard with integrated appliances.

The bathroom comprises of a three piece suite with integrated p-shaped bath with fitted shower unit and safety glass screen, you also have a vanity unit with sink.



A low level w/c can also be found.

The living room measures 12'10 x 12'8, a great space for relaxation and entertaining. Access to a fire escape is also given from here.

This property is being offered to the market with vacant possession, therefore no onward chain.

The flat has the further benefits of double glazing throughout, off road parking to the rear as well a recently installed combi boiler (February 2025) which comes with a 5 year warranty.



## ENTRANCE HALL

### LOUNGE

12' 10" x 12' 8" (3.91m x 3.86m)

### BEDROOM ONE

12' 9" x 9' 10" (3.89m x 3m)

### BEDROOM TWO

11' 5" x 9' 1" (3.48m x 2.77m)

### KITCHEN

9' 10" x 7' 1" (3m x 2.16m)

### BATHROOM

### TENURE

LEASE REMAINING - 120 YEARS

SERVICE CHARGE - TBC

GROUND RENT - TBC

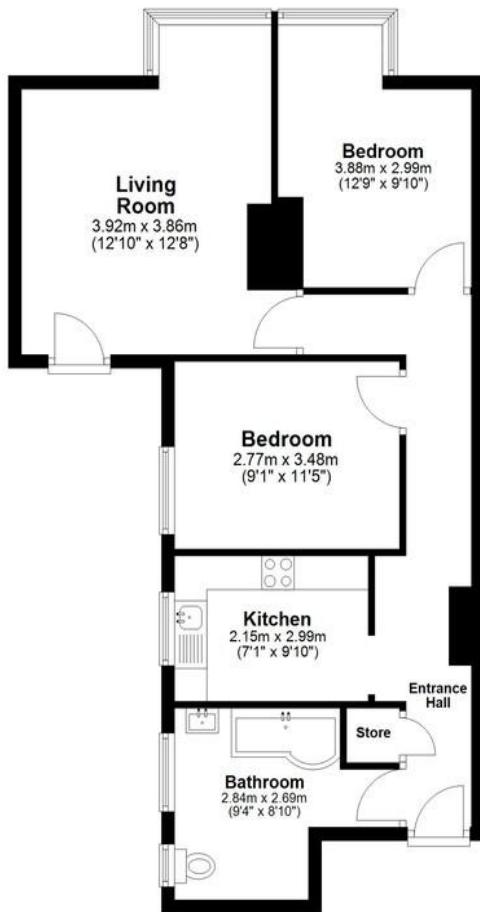
EPC - TBC

COUNCIL TAX - B



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

**Second Floor**  
Approx. 65.1 sq. metres (700.6 sq. feet)



**Total area: approx. 65.1 sq. metres (700.6 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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