

# bear

*Estate Agents*



Bear Estate Agents are delighted to present this modern one double bedroom ground floor flat, offering open plan living, allocated parking and access to communal gardens.

- Large Ground Floor Flat
- Spacious Dual Aspect Open Plan Kitchen/Living Room
- Patio Doors to Rear
- Modern Three Piece Bathroom
- One Allocated Off-Street Parking Space
- Entrance Hall with Storage
- Integrated Appliances
- One Large Double Bedroom with Built-in Wardrobes
- Access to Communal Gardens
- High Performance Glazing and Gas Central Heating

## Fairfax Drive

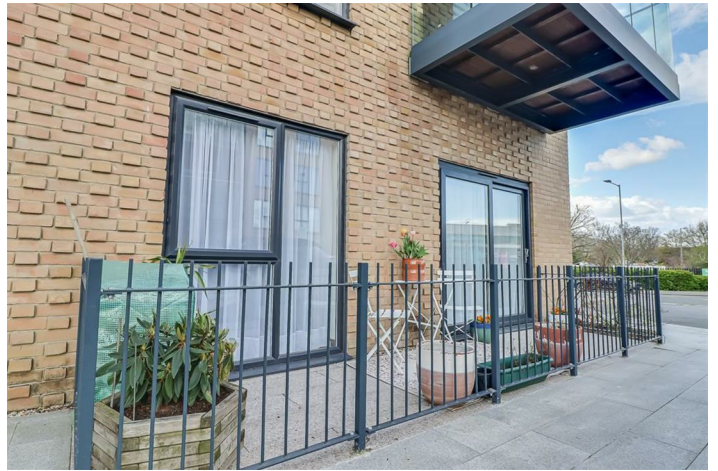
Westcliff-on-Sea

**£210,000**

Guide Price



# Fairfax Drive



Internally, the property boasts an entrance hall with storage, a three piece bathroom and a bright and spacious dual aspect kitchen/living room complete with integrated appliances, further storage and patio doors opening to the rear. The accommodation is completed by a large double bedroom with built-in wardrobes. The home also benefits from high performance glazing and gas central heating throughout. Externally, the flat enjoys access to communal gardens and one allocated off-street parking space.

The property is located in Prospects Place on Fairfax Drive, ideally placed for excellent transport links including the A127, London Road, bus connections and Prittlewell Train Station. Priory Park, Roots Hall Football Stadium, Southend City Centre, Southend Hospital and London Southend Airport are all within easy reach.

## **One Bedroom Ground Floor Flat**

### **Entrance Hall**

### **Kitchen/Living Room**

28'7 x 15'5

### **Bedroom**

16'2 x 11'7

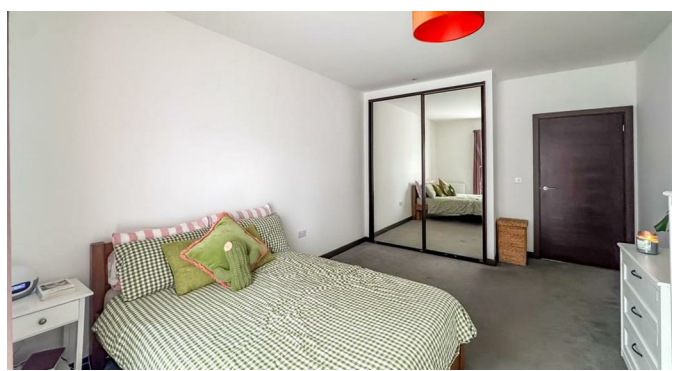
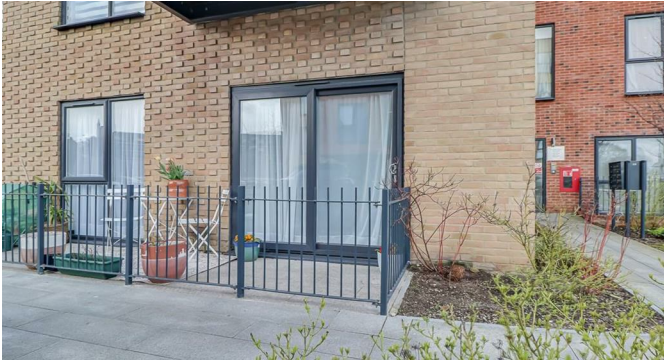
### **Bathroom**

7'1 x 6'7

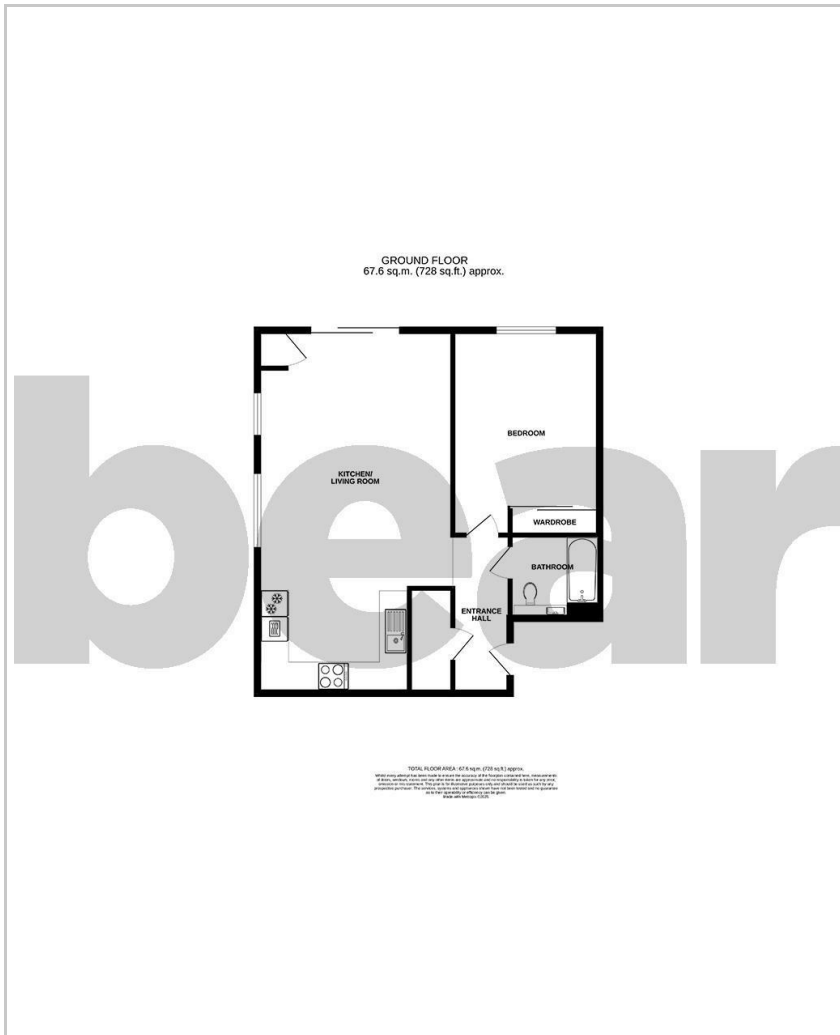
### **Storage**

### **Communal Gardens**

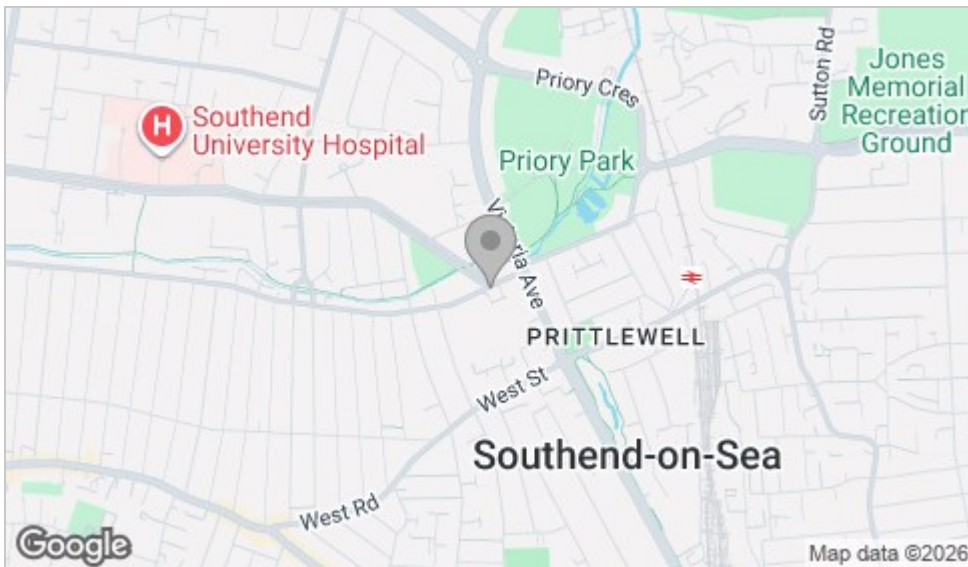
### **One Allocated Off-Street Parking Space**



# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 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.

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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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		