



Anerley Road | | Westcliff-on-Sea | SS0 7HJ

Guide Price £270,000

bear
Estate Agents

**Anerley Road |
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Guide Price £270,000**

* £270,000 - £290,000 * Beautifully presented two-bedroom first floor flat boasting a private entrance, a South-facing garden, off-street parking, and a highly desirable Westcliff-on-Sea location close to amenities and excellent transport links.

- First Floor Flat with a Private Entrance
- Two Bedrooms
- Utility Room
- Private South Facing Garden
- Double Glazing
- Modern Kitchen Opening to the Lounge/Diner
- Large Walk-in Wardrobe to the Master Bedroom
- Two Piece Bathroom with a Separate WC
- One Off-Street Parking Space
- Gas Central Heating





This attractive first floor flat benefits from its own private entrance via the side, offering a wonderful sense of independence. The accommodation has been well maintained throughout and comprises a modern fitted kitchen which opens seamlessly into a spacious lounge/diner, creating an ideal setting for both everyday living and entertaining. The impressive bay fronted master bedroom is complemented by a large walk-in wardrobe, whilst a second bay fronted bedroom provides further versatile accommodation. The property also benefits from a two-piece bathroom, a separate WC, and a useful utility room, adding practicality to the layout. Externally, the home enjoys a private South-facing garden, perfect for relaxing and entertaining during the warmer months. To the front, there is the added convenience of off-street parking. Further benefits include double glazing and gas central heating.

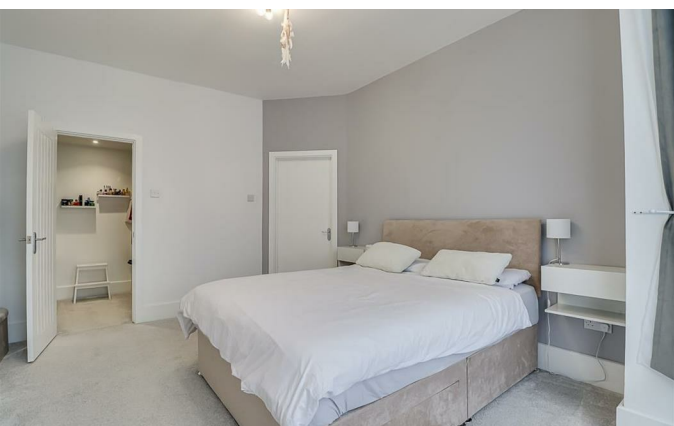
Situated on Anerley Road in Westcliff-on-Sea, the property falls within the catchment areas for Barons Court Primary School, Milton Hall Primary School and Nursery, and Belfairs Academy. Westcliff Train Station, bus links, and London Road are all within easy reach, whilst nearby amenities along Hamlet Court Road, the seafront, and Southend City Centre provide an abundance of shops, restaurants, and leisure facilities.

Two Bedroom First Floor Flat

Private Entrance

Kitchen

10'11 x 10'3 (3.33m x 3.12m)



Lounge/Diner

19'8 x 10'9 (5.99m x 3.28m)

Inner Hallway

Utility Room

7'5 x 5'11 (2.26m x 1.80m)

Bedroom One

14'11 x 12'1 (4.55m x 3.68m)

Walk-in Wardrobe

7'1 x 6'3 (2.16m x 1.91m)

Bedroom Two

9'2 x 8'1 (2.79m x 2.46m)

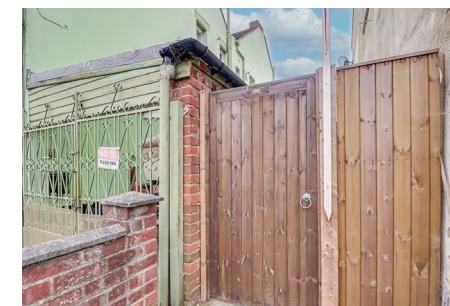
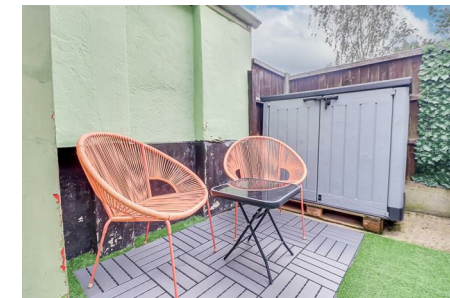
Bathroom

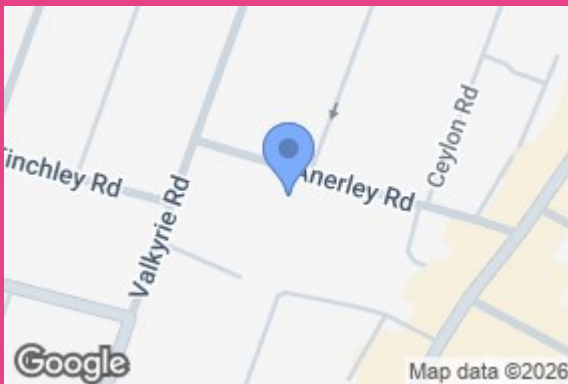
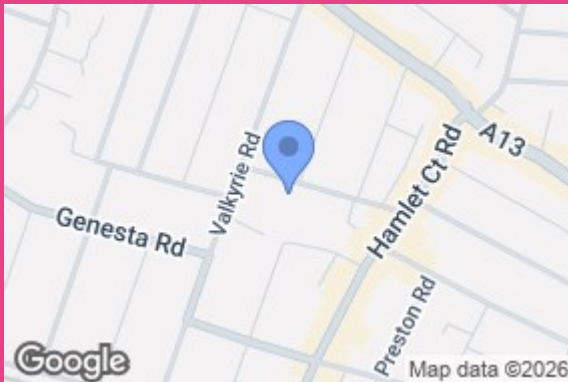
8'3 x 4'11 (2.51m x 1.50m)

WC

South Facing Garden

Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

204 Woodgrange Drive
 Southend-on-Sea
 Essex
 SS1 2SJ
 01702 811211
 info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>