

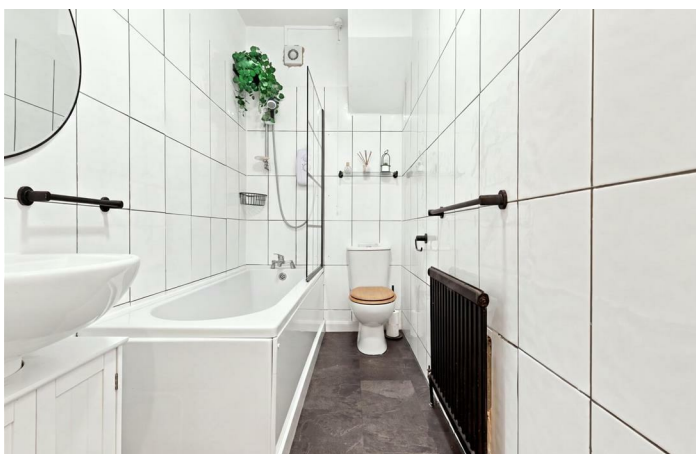


Ramuz Drive, Westcliff-on-Sea

Price Guide £235,000 Leasehold

- Two spacious bedrooms
- Charming bay window in lounge
- Fitted kitchen with utility room
- Double glazing throughout
- Close to bus routes
- Large private west-facing garden
- Direct garden access from bedroom
- Gas central heating
- Short walk to shops
- Inviting entrance hallway





Nestled on Ramuz Drive in the desirable area of Westcliff, this charming two-bedroom ground floor flat offers a delightful blend of character and modern convenience. Built in 1925, the property boasts an inviting entrance hallway that leads into a spacious living room, enhanced by a lovely bay window that fills the space with natural light.

The flat features two well-proportioned bedrooms, with the main bedroom situated at the rear, providing direct access to a large private west-facing garden through elegant double doors. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The property also includes a generously sized bathroom and a fitted kitchen, which conveniently connects to a utility room that further opens to the garden. This layout not only maximises the living space but also enhances the overall functionality of the home.

Additional benefits include gas central heating and double glazing, ensuring comfort throughout the year. The location is particularly advantageous, as it is just a short stroll away from local shops and bus routes, providing easy access to surrounding areas.

This flat is an ideal choice for those seeking a charming home with outdoor space in a vibrant community. Don't miss the opportunity to make this delightful property your own.

HALLWAY

LOUNGE

16'3 x 13'

BATHROOM

KITCHEN

11'7 x 6'

BEDROOM

11'9 x 10'

BEDROOM

8'9 x 7'

UTILITY ROOM

7' x 6'

GARDEN

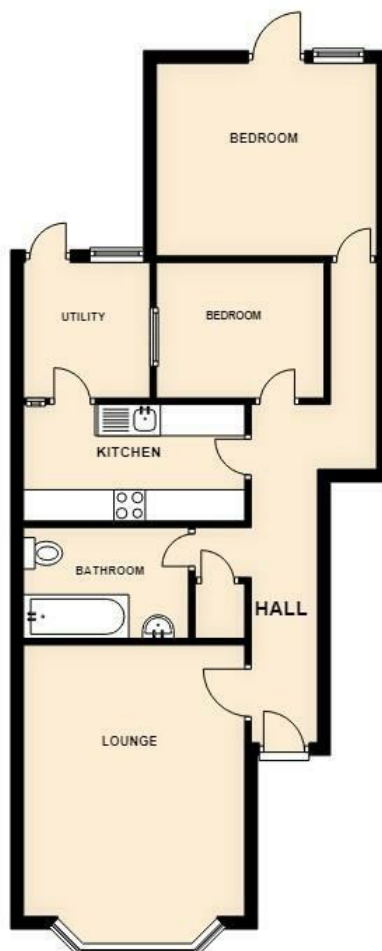


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Local Authority **Southend-on-Sea**
Council Tax Band **A**
EPC Rating **D**

GROUND FLOOR
APPROX. 60.4 SQ. METRES (649.9 SQ. FEET)



29 RAMUZ DRIVE, WESTCLIFF

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<https://hairandson.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.