



Silverdale Avenue, Westcliff-On-Sea

£200,000

home.

# 48 Silverdale Avenue

## Westcliff-On-Sea

### SS0 9BA



- Charming One Bedroom Ground Floor Apartment
- Spacious Lounge With Bay Window and Feature Fireplace
- Private Rear Garden with Storage Sheds
- Double Bedroom with Window Overlooking the Rear Garden
- Recently Renovated Bathroom with Walk in Shower Cubicle
- Modern Fitted Kitchen With Integrated Appliances
- Beautifully Decorated Throughout
- Long Lease And Low Ground Rent
- Ideal First Time Purchase Investment or Downsize Opportunity
- Excellent Location Within Walking Distance of Shops and Train Station

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this charming one bedroom ground floor apartment, situated within the popular Silverdale Avenue in Westcliff-on-Sea and benefitting from its own private rear garden, long lease and low ground rent.

This well presented home offers spacious and comfortable accommodation throughout, making it an ideal first time purchase, downsize or investment opportunity. To the front of the property is a generous lounge filled with natural light from a beautiful bay window and centred around a feature fireplace, creating a warm and inviting living space.

The double bedroom enjoys pleasant views over the rear garden, while the recently renovated bathroom has been stylishly finished and benefits from a modern walk in shower along with two windows providing excellent natural light and ventilation.

A further standout feature is the contemporary kitchen, recently updated with modern cabinetry, fitted appliances and ample storage space, offering both practicality and style.

Externally, the property benefits from a private rear garden, perfect for relaxing or entertaining, along with two useful storage sheds.

Situated within easy reach of local amenities, transport links and the seafront, this is a fantastic opportunity to acquire a beautifully maintained ground floor home in a desirable location.



### Accommodation Comprises

The property is approached via pathway leading to a communal storm porch with wooden entrance door with obscure glass panel leading into:

### Communal Hallway

Wood effect laminate flooring, skirting, coved cornice, ceiling rose with light. Private entrance door into:

### Lounge

15'1 x 13'0

Wood effect laminate flooring, skirting, coved cornice, ceiling rose with light and fan, double glazed bay window to the front aspect, fireplace with slate hearth, electric log burner, wooden mantle and surround, radiator.

### Hallway

Wood effect laminate flooring, skirting, coved cornice, ceiling light, two radiators. Doors to:

### Bedroom

14'1 x 10'1

Wood effect laminate flooring, skirting, coved cornice, ceiling light with fan, double glazed UPVC window to the rear aspect, radiator.

### Bathroom

7'2 x 6'7

Wood effect laminate flooring, ceiling light, two double glazed obscure windows to the side aspect, heated towel rail, stone effect tiled wall, walk-in shower cubicle, wash hand basin with storage beneath, WC.

### Kitchen

9'10 x 6'4

Wood effect laminate flooring, skirting, part tiled walls, coved cornice, ceiling light, double glazed window to the rear aspect and double glazed UPVC patio door to the rear garden. The kitchen is fitted to include a range of base and wall cabinetry with a wood effect worksurface, integrated oven with four ring induction hob and extractor over, space and plumbing for washing machine, inset composite sink with drainer and mixer tap, space for a under counter fridge and separate freezer, Valiant combi boiler.

### Externally

### Rear Garden

Rear garden commences with a patio area, small side return section, external water tap, two storage sheds (to remain).

### Lease Information

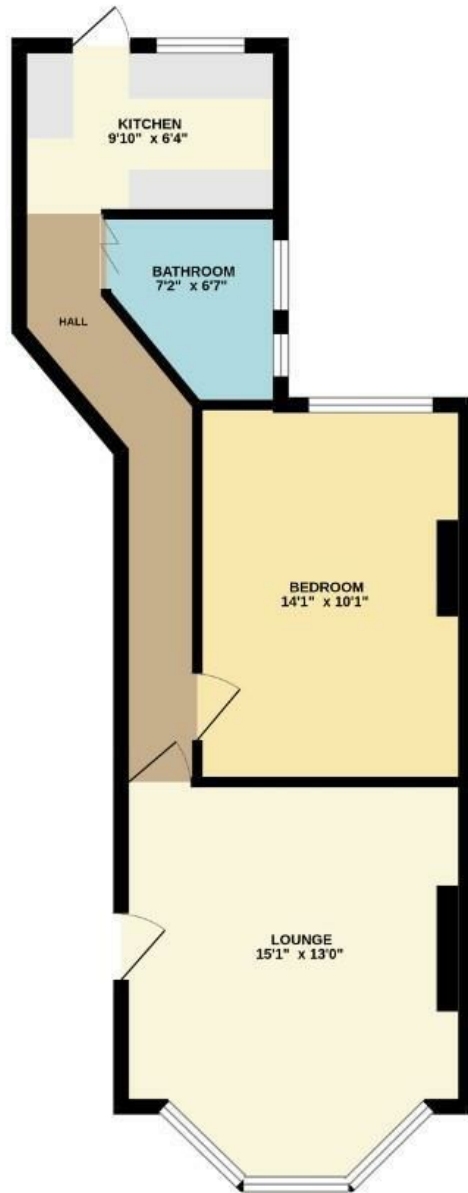
Lease: 160 years remaining  
Ground Rent: £50 Per Annum  
Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR  
485 sq.ft. approx.



TOTAL FLOOR AREA : 485 sq.ft. approx.  
Made with Metropix 62026



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

Approx. 485.00 sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: A

£200,000

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