

Wellington Avenue, Westcliff-On-Sea

£425,000

home.

65 Wellington Avenue

Westcliff-On-Sea
SS0 9XA

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- Beautifully Presented Three Bedroom Period Home
- Spacious Accommodation Arranged over Three Floors
- Characterful Bay Fronted Lounge with Wood Burning Stove
- Open Plan Lounge and Dining Room with Original Floorboards
- Impressive Principal Bedroom with En-Suite and Juliet Balcony
- Two Further Bedrooms with Beautiful Cast Iron Fireplaces
- Large Family Bathroom with Bath and Walk-in Shower
- Private Garden, Internal Courtyard and Insulated Garden Room
- Moments From Chalkwell Park and a Short Walk to Leigh Broadway
- Excellent Access to Chalkwell Station and the Seafront



Interested?

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

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HOME is delighted to offer this CHARACTERFUL THREE-BEDROOM property WITH GARDEN ROOM, moments from CHALKWELL PARK and LEIGH BROADWAY. This beautifully presented terraced home, where period charm meets versatile modern living. Arranged over three floors, the property boasts generous accommodation, an impressive principal bedroom suite and superb garden room, all within easy reach of Chalkwell Park, with cricket ground, lake and rose garden, Leigh Broadway and Chalkwell Station.

A home full of warmth and character. The bay-fronted lounge features wooden floorboards, elegant shutters and an impressive wood-burning stove, flowing seamlessly into the dining room, where French doors open onto a charming internal courtyard - perfect for entertaining.

The fitted kitchen leads through to a bright conservatory, offering additional living space and a dedicated utility area. Beyond, the rear garden combines patio, lawn and raised decking, while an insulated garden room with power and lighting provides the ideal space for home working, creative pursuits or entertaining.

The first floor offers two generous bedrooms, both retaining attractive cast-iron fireplaces, alongside an impressive family bathroom featuring twin basins, a bath and a separate walk-in shower.

Occupying the entire top floor, the superb principal bedroom provides a private retreat, complete with a Juliet balcony, Velux window and excellent eaves storage. An en-suite shower room with underfloor heating adds a touch of everyday luxury.

Location is another real highlight, with park-life on your doorstep, Leigh Broadway's eclectic mix of independent shops, cafés, bars and restaurants within walking distance and Chalkwell Station providing swift and easy access into London. The perfect balance of character, space and convenience.

A wonderful home with plenty of personality, versatile living space and location.

Accommodation Comprises

The property is approached via a terracotta paved front garden, storm porch with matching terracotta flooring, wall lighting leading to wooden entrance door with double glazed decorative panel into:

Entrance Hall

Mat well, skirting, ceiling light, internal wooden and obscure glass door leading into the dining room, carpeted stairs leading to the first floor landing.

Lounge

Wooden flooring, skirting, ceiling light, two radiators, double glazed boxed bay window to the front aspect with shutters, fireplace with slate hearth and wood burning stove,

Dining Room

Wooden flooring, skirting, ceiling light, understairs storage cupboard, carpeted stairs leading to the first floor landing, alcove storage space with cupboards and shelving, French doors leading to the courtyard garden, radiator. Through to:

Kitchen

Tiled flooring, tiled splashback, spotlighting, double glazed window to the side aspect looking into the courtyard garden, double glazed patio door and double glazed window to the rear aspect leading into and looking into the conservatory. The kitchen is fitted to include a range of base units with rolled edge worksurfaces, full length cabinetry and matching eye level wall mounted units, space for under-counter fridge and freezer, inset one and a half sink with drainer and mixer tap, four ring gas hob with extractor over, integrated double oven, tiled splashback, under-cabinet lighting, GloWorm combi boiler. Door to:

Courtyard Garden

Internal courtyard which is decked with external water tap and lighting, door leading to conservatory.

Conservatory

Tiled flooring, ceiling light, double glazed windows to either side and rear aspect, double glazed French doors leading to the rear garden, utility space with stone effect laminate worksurface, tiled splashback, base and wall cabinetry, space for an under-counter fridge freezer, space for a washing machine and tumble dryer, double glazed door leading to the garden.

First Floor Landing

Carpeted, skirting, ceiling light, carpeted stairs leading to the second floor landing. Doors to:







Bedroom Two
Carpeted, skirting, ceiling rose with light, two double glazed windows to the front aspect both with shutters, fitted wardrobe with mirrored sliding doors, feature cast iron fireplace with wooden mantle, radiator.

Bedroom Three
Carpeted, skirting, ceiling rose with light, double glazed window to the rear aspect, feature cast iron fireplace with wooden mantle, fitted cupboard with hanging rail and storage to alcove, radiator.

Bathroom
Tiled flooring, part tiled walls, ceiling light, double glazed window to the rear aspect with shutters and double glazed window to the side, twin wash hand basins with storage beneath, panelled bath with shower attachment, walk-in shower cubicle, heated towel rail, WC.

Second Floor Landing
Carpeted, skirting, ceiling light, double glazed window to the rear aspect. Door to:

Bedroom One
Wood effect laminate flooring, skirting, spotlighting, radiator, double glazed window and double glazed Juliet balcony both to the rear aspect, double glazed Velux Skylight window to the front aspect, two eaves storage space and an elevated storage cupboard above the stairs. Folding door into:

En-Suite
Wood effect tiled flooring with underfloor heating, part tiled walls, double glazed Skylight window to the front aspect, walk-in shower cubicle, wash hand basin with storage beneath, WC, extractor fan, spotlighting.

Externally

Rear Garden
The rear garden commences with a paved patio area with a central lawn section, raised decking area to the rear with the outbuilding, external power socket.

Outbuilding
Wooden cladded insulated outbuilding with wooden decking area, external wall lighting, power and lighting.















Property Details

3 Bedrooms
2 Bathrooms
2 Reception Rooms
House

Approx. sq ft
EPC band:
Tenure: Freehold
Council Tax Band:

£425,000

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