

# bear

*Estate Agents*



\* £375,000- £400,000 \* Located on the charming Wellington Avenue in Westcliff-on-Sea, this delightful terraced cottage offers a perfect blend of space and character. Spanning three floors, the property boasts an inviting layout with three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The heart of the home is the spacious lounge diner, which flows seamlessly into a fitted kitchen, ideal for family meals and gatherings. A lovely conservatory extends the living space, allowing natural light to flood in and offering a tranquil spot to enjoy the views of the garden. This cottage features four comfortable bedrooms, making it an excellent choice for families or those seeking extra space. The modern family bathroom is complemented by a convenient downstairs WC, ensuring practicality for everyday living. Step outside to discover a south-facing rear garden, a true gem for outdoor enthusiasts. The garden includes a charming summerhouse equipped with power and light, perfect for use as a home office, studio, or simply a peaceful retreat. Location is key, and this property is within walking distance to the vibrant Leigh Broadway, where you can find an array of shops, cafes, and restaurants. Additionally, Chalkwell Park and the station are just a short stroll away, making commuting and leisure activities easily accessible. This character cottage is a wonderful opportunity for those looking to enjoy a blend of comfort, style, and convenience in a sought-after area.

- Character mid-terrace house
- Large through lounge-diner
- Conservatory giving access to the rear garden
- Spacious South facing rear garden
- Chalkwell Beach, Park and Station within short walking distance
- Four bedrooms
- Fully fitted kitchen diner
- Three-piece family bathroom and an ensuite to master
- Leigh Broadway and Leigh Road cafes, bars and restaurants close by
- Chalkwell Infant and Junior School and Belfairs Academy catchments

## Wellington Avenue

Westcliff-on-Sea

**£375,000**

Price Guide



# Wellington Avenue



## Frontage

Front garden area with access to:

## Entrance Hallway

Smooth ceiling with a pendant light, carpeted stairs rising to the first floor landing, radiator, carpet, door to:

## Lounge-Diner

27'01 x 11'23

Smooth ceiling with a pendant light, double-glazed windows to the front and rear, log burner, radiator, wood-effect laminate flooring door to:

## Kitchen

9'60 x 8'09

Smooth ceiling with a pendant light, obscured double-glazed window to the side. Kitchen comprising of; wall and base level units with a wooden worktop, inset stainless steel sink and drainer, four-ring electric hob, space for a fridge, space for a washing machine, tiled splashbacks, wood-effect laminate flooring, door to:

## Downstairs WC

Wash hand basin, low level WC.

## Conservatory

11'56 x 7'65

Obscured double-glazed window to the side, double-glazed French doors to the rear leading out to the garden, wooden flooring.

## First Floor Landing

15'08 x 4'92

Smooth ceiling with a pendant light, carpeted stairs rising to the second-floor landing, carpet, door to all rooms.

## Bedroom Two

12'28 x 7'16

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, wooden flooring.

## Bedroom Three

14'90 x 11'67

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wooden flooring.

## Bedroom Four

9'02 x 5'88

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, storage cupboard, wooden effect laminate flooring.

## Second Floor Landing

Smooth ceiling with a pendant light, carpet, door to:

## Bedroom One

13'22 x 11'36

Smooth ceiling with a pendant light, two double-glazed Velux windows, eaves storage, carpet.

## Three-Piece Bathroom

7'69 x 9'59

Smooth ceiling with inset spotlights, obscured double-glazed window to the rear, tiled bath with a shower hose, low-level WC, pedestal wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## South Facing Rear Garden

Commences a paved patio area with the remainder paved, outside tap, outside lighting, access to:

## Summerhouse

11'50 x 9'35

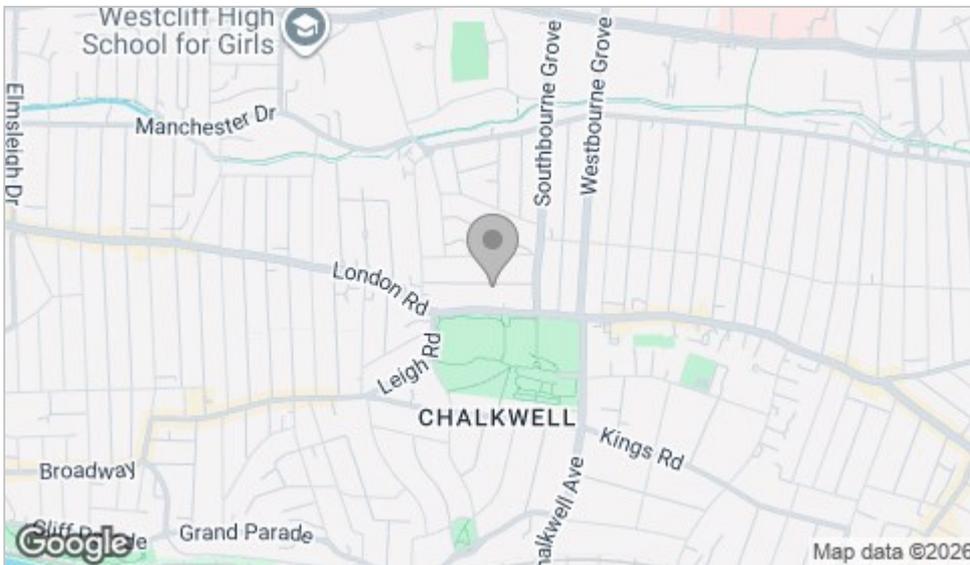
Power and light.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		