



Preston Road, Westcliff-On-Sea
£550,000

home.

46a Preston Road

Westcliff-On-Sea
SS0 7ND



- Fabulous Two Bedroom Ground Floor Apartment
- Period Features
- Fantastic Kitchen Diner With Orangery
- Stunning Rear Garden
- Ideally Located For Hamlet Court Road Shopping, Beach & Westcliff Mainline Station
- Viewing Strongly Advised

Interested?

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

01702 480 033





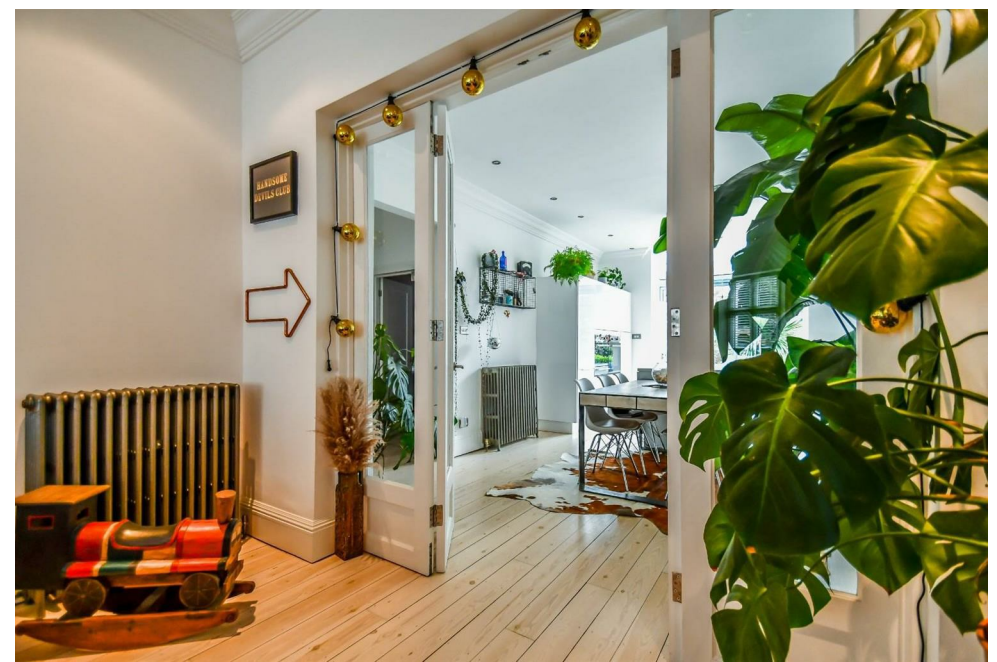
Home Estate Agents are delighted to offer for sale this spacious two double bedroom ground floor flat, positioned on the popular Preston Road and benefitting from a stunning landscaped rear garden.

The accommodation is well proportioned throughout and includes a generous lounge, two double bedrooms, a modern fitted kitchen and a well appointed bathroom. The property offers a comfortable and practical layout, ideal for first time buyers, downsizers or those looking for a low maintenance home with impressive outside space.

A real highlight is the beautifully landscaped garden, which has been thoughtfully designed for both relaxing and entertaining. The innovative pergola creates a stylish outdoor seating area, adding a wonderful extension of the living space during the warmer months.

Further benefits include permit parking and a convenient location close to local amenities, travel links and the seafront.

Light, tree lined, huge windows, pergola, outside space, 2.8m high, fully electric outside, italian slabs. Mediterranean feel.



Entrance

Communal entrance door leading to private entrance door with obscure glass into:

Hallway

14' 9" x 3' 7"

Hallway with wooden flooring, radiator, spotlights, understairs storage cupboard housing fuse board.

Lounge

25' 0" x 14' 5"

Bright and airy lounge with wooden flooring, large double glazed bay window to front with blinds, three vintage style cast iron radiators, ornate coved cornice, spotlights, fireplace with granite hearth with shelving units to recess, TV points. Large wooden framed glass double doors leading to:

Kitchen Diner

20' 0" x 12' 9"

Fantastic kitchen diner with wooden flooring, ornate coved cornice, spotlights and two ceiling lights, two vintage style cast iron radiators, double oven with plate warmer, integrated fridge freezer, wall and base units with complimentary worksurfaces, shelving, centre island with drawer units, three burner gas hob and ceiling extractor over, stainless steel sink with flexi hose tap and mixer taps, tiled splashbacks, integrated SMEG washing machine and Miele dishwasher, orangery with glass roof and sliding Aluminium doors leading to rear garden, cupboard housing GloWorm boiler. Recess area with internal storage cupboard with shelving and hanging rail, thermostat.

Bedroom One

13' 9" x 12' 7"

Fitted carpet, spotlights, double glazed window to side with blind, radiator, fitted wardrobes with space for storage above.

Bedroom Two/Office Space

12' 7" x 7' 4"

Fitted carpet, large storage cupboard with internal shelving, spotlights, double glazed window to rear with blind, radiator.

Bathroom

9' 8" x 6' 9"

Tiled flooring and part tiled walls, WC, wall mounted wash hand basin with mixer tap and mirror over, square Duravit bath with decorative taps and shower attachment, wall mounted heated towel rail/radiator, tiled walk in shower with Waterfall style shower, glass partition, spotlights, airing cupboard with storage.

Externally

Rear Garden

Beautifully landscaped rear garden with decking, seating area and steps leading down to the remainder of the garden with gravel, Italian porcelain stepping stones, trees, plants and wooden gate for side access. Pergola with electric screen door, integrated lighting, remote controlled sun roof and Italian porcelain patio area.

Lease Information

Share Of Freehold

Lease: 175 years remaining

Ground Rent £0

Service Charge £0

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











Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

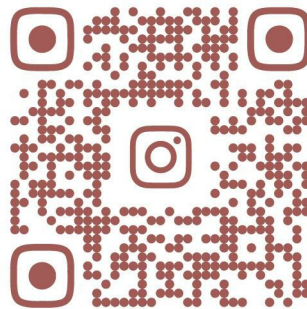
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