



* £300,000 - £325,000 * Bear Estate Agents are delighted to bring to the market this spacious and well presented three bedroom first floor flat, boasting a private balcony, feature fireplaces, a generous garden and direct access to the rear.

- First Floor Flat
- Bay Fronted Lounge
- Fitted Kitchen with Direct Access to the Garden
- Two Double Bedrooms with Feature Fireplaces
- One Single Bedroom Leading to a Private Balcony
- Modern Three Piece Bathroom
- Generous Rear Garden
- Private Balcony to the Front
- Double Glazing Throughout
- Gas Central Heating

Britannia Road

Westcliff-on-Sea

£300,000

Guide Price



Britannia Road



Internally, the property offers a landing that flows into a bay fronted lounge and a fitted kitchen positioned to the rear with direct access down to the garden. There are two well-proportioned double bedrooms with charming feature fireplaces, alongside a single bedroom to the front which provides access to a private balcony. A modern three piece bathroom completes the layout. The home further benefits from double glazing and gas central heating throughout. Externally, the property is enhanced by a generous rear garden, presenting plenty of outdoor space, while the private balcony from the third bedroom adds a unique feature.

Located on Britannia Road in Westcliff-on-Sea, the property is close to popular schools including Barons Court Primary School, Milton Hall Primary School and Nursery and Belfairs Academy. The seafront, London Road, Westcliff Train Station, bus links and an array of local amenities are also easily accessible.

Three Bedroom First Floor Flat

Entrance Hall

Landing

Lounge

16'4 x 12'5

Kitchen

12'5 x 11'5

Bedroom One

14'5 x 12'5

Bedroom Two

9'6 x 9'6

Bedroom Three

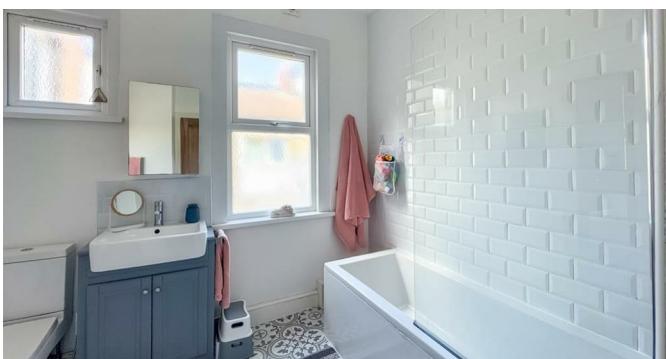
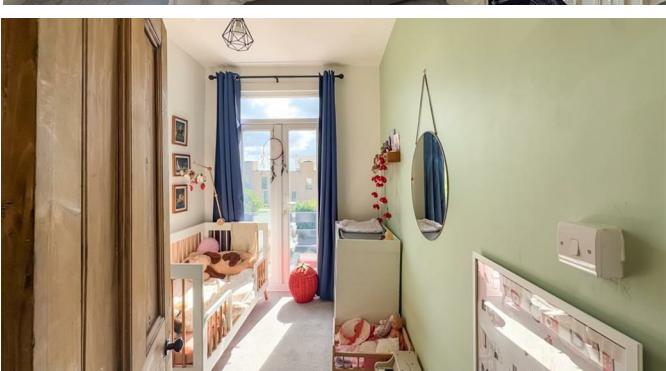
9'6 x 6'10

Balcony

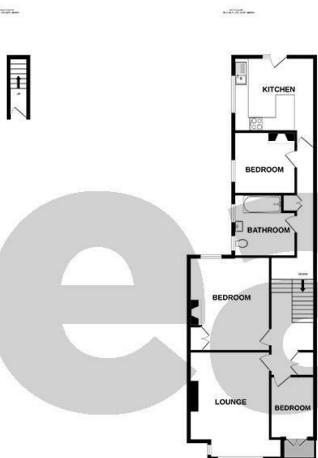
Bathroom

9'6 x 9'6

Garden



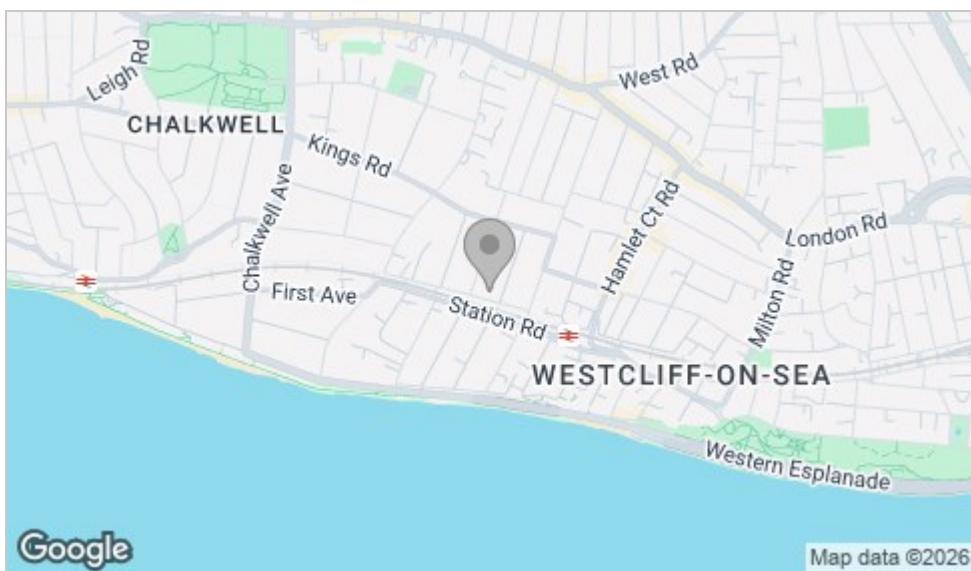
Floor Plan



TOTAL FLOOR AREA: 881 square feet (81.45 square metres).
Information about the floor area is provided for the convenience of the Purchaser. It is not guaranteed to be accurate and it should not be relied upon as a statement of fact. The Purchaser must satisfy themselves as to the accuracy of the floor area by inspection or otherwise. The Purchaser should not rely on the floor area for calculating any rates or charges or for any other purpose. The Purchaser should make their own arrangements to verify the floor area if necessary. The Purchaser should not rely on the floor area for calculating any rates or charges or for any other purpose. The Purchaser should make their own arrangements to verify the floor area if necessary.



Area Map

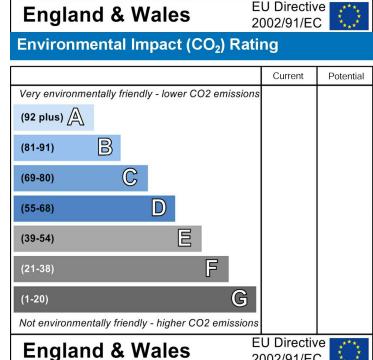
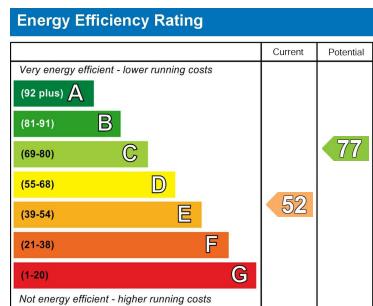


Google

Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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