bear
Estate Agents

* NO ONWARD CHAIN * POTENTIAL FOR A OWN DRIVEWAY *
Nestled within a popular residential location in Westcliff-on-Sea, this attractive ground-floor flat offers well-proportioned accommodation and a large private south-facing garden, making it an ideal first-time purchase, investment opportunity, or downsizing option. The property welcomes you with a bright and spacious living room, enhanced by an abundance of natural light and providing a comfortable space to relax or entertain. The impressive bay-fronted double bedroom offers generous accommodation and a pleasant outlook, while the modern three-piece bathroom has been tastefully fitted to provide both style and practicality. To the rear, the private south-facing garden enjoys sunshine throughout much of the day and offers excellent outdoor space for dining, gardening, or simply unwinding in a peaceful setting. Perfectly positioned, the property is within easy reach of the vibrant amenities of Leigh Broadway, with its excellent selection of independent shops, cafés, restaurants, and bars. Chalkwell Park and the seafront are also close by, offering beautiful open spaces and coastal walks right on your doorstep. Combining character, convenience, and outdoor space, this delightful flat presents a fantastic opportunity to enjoy a well-connected lifestyle in one of the area's most desirable locations.

- A beautiful ground floor flat with own entrance
- Large bay-fronted bedroom (could be used as lounge)
- Fully fitted kitchen with breakfast bar
- Close to Chalkwell Station for London commuters
- Chalkwell Park and beachfront just a 20 minute walk away
- Direct access to own South facing rear garden
- Modern three-piece bathroom
- Private side access to the rear garden and storage unit
- Short stroll to Leigh Broadway and Leigh Road shopping facilities
- Long healthy lease with low running costs

Silversea Drive

Westcliff-on-Sea

£250,000

Offers In The Region Of

1 1 1 D

Silversea Drive

Frontage
Large front garden area which this flat has ownership of, side access to the rear garden, access to:

Entrance Hallway
14'8" x 5'2" > 4'1"
Original wooden front door with a window above, smooth coved ceiling with a pendant light, floor to ceiling storage cupboard with top boxes (one of the cupboards housing the utility meters), dado rail, picture rail, radiator, laminate flooring.

Lounge
14'8" x 12'2"
Coved ceiling, picture rails, ceiling rose, pendant light, double glazed window and door to the rear leading out to the garden, radiator, carpet.

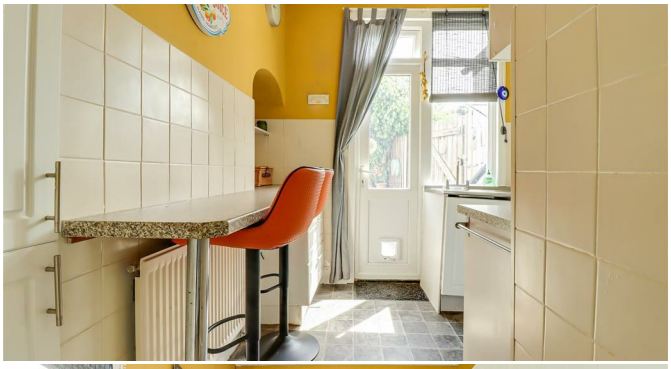
Kitchen
12'9" x 8'5" > 6'9"
Obscured double glazed window to the side, double glazed windows and a door to the rear leading out to the garden, wall mounted boiler. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated oven and grill with a four ring gas hob, stainless steel sink and drainer with a chrome tap, tiled splashbacks, breakfast bar area, set of drawers, built in shelving and cupboards, space for a washing mashing, space for a fridge, space for a freezer, space for a dishwasher, tile-effect lino flooring, radiator.

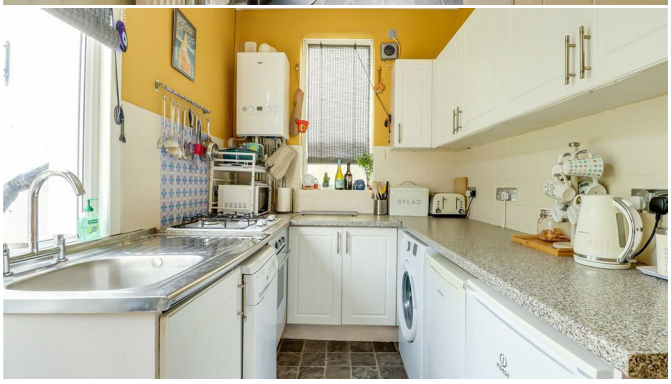
Bedroom
17'7" into the bay x 13'5"
Detailed coved ceiling with a ceiling rose and a pendant light, picture rails, double glazed leadlight bay windows to the front, radiator, laminate flooring.

Bathroom
7'4" x 4'3"
Obscured double glazed window to the side, panelled bath, low-level WC, pedestal wash basin, chrome heated towel rail, fully tiled walls, tiled flooring.

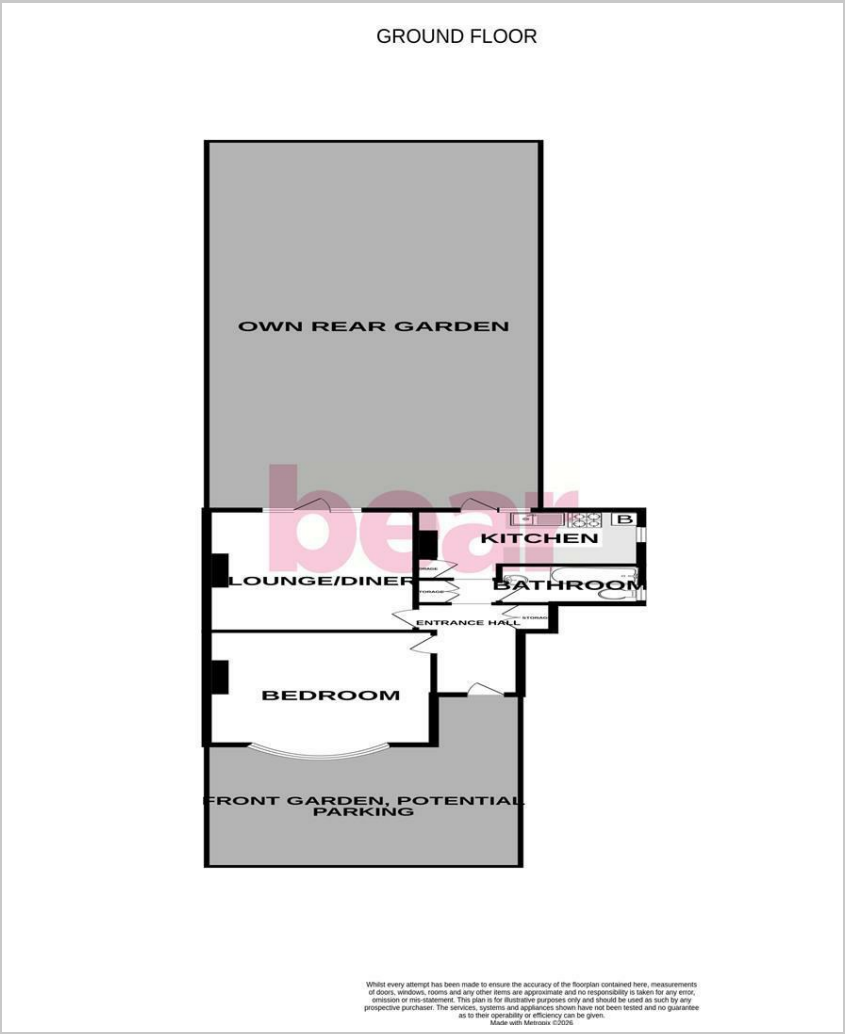
South Facing Rear Garden approx 90ft
Commences with a slate shingles area with the remainder laid to lawn, raised stoned area to the very rear, outside shed, outside tap, outside lighting, flower and shrub borders, side access to the front. There is also a useful storage unit just outside of the kitchen and side gate.

Agents Notes:
Council tax band: A

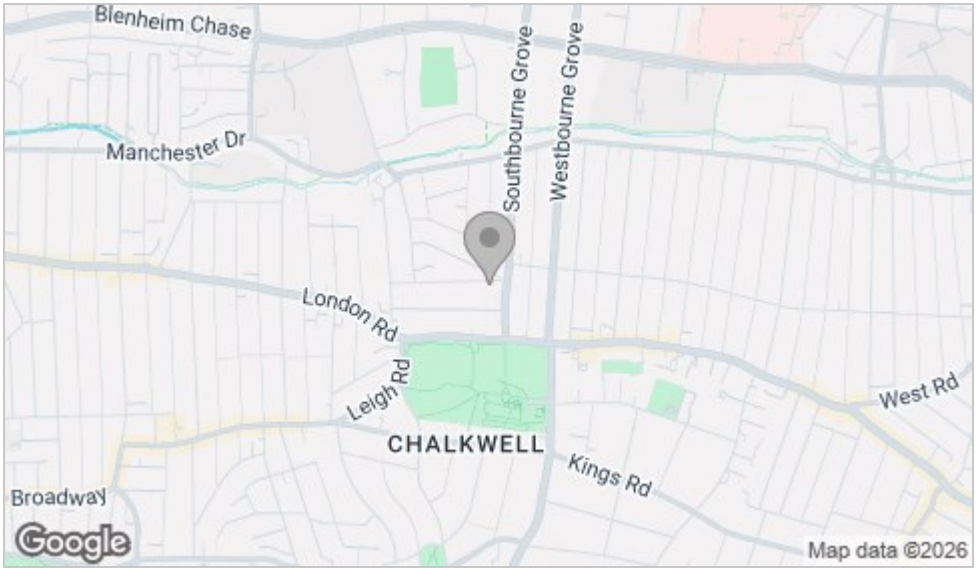




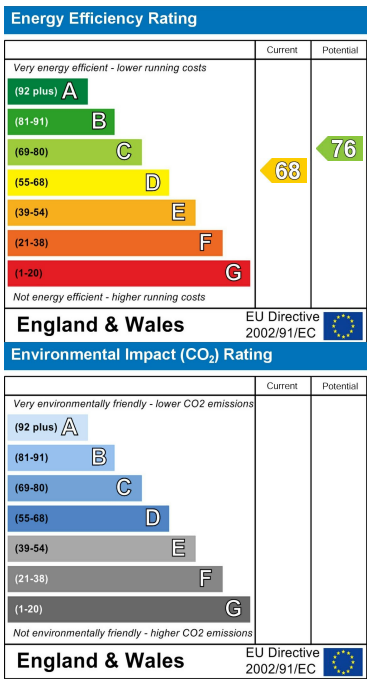
Floor Plan



Area Map



Energy Efficiency Graph



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 firms 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 http://www.bearestateagents.co.uk/