



* £230,000 - £250,000 * Set within the desirable coastal location of Westcliff-on-Sea, this attractive first-floor flat on St. Georges Park Avenue offers spacious accommodation, charming character features, and exciting scope for future enhancement.

The property boasts two well-sized bedrooms and a bright bay-fronted living room, where large windows fill the space with natural light, creating a welcoming and airy atmosphere. A generous first-floor landing adds to the sense of space and offers potential for loft conversion, subject to the relevant planning permissions.

The second bedroom enjoys direct access to a delightful private balcony, providing the perfect spot to relax outdoors and enjoy a peaceful morning coffee or evening drink. Completing the accommodation is a well-presented bathroom and a practical layout designed for comfortable everyday living.

Ideally located, the flat is just a short walk from the vibrant amenities of Leigh Road and Leigh Broadway, with their excellent selection of shops, cafés, bars, and restaurants. Chalkwell Station and the seafront are also within easy reach, making this an ideal choice for commuters and those looking to enjoy the best of coastal living.

Offering character, potential, and an exceptional location, this charming home presents a fantastic opportunity for a wide range of buyers.

- Character first floor flat
- Balcony area off bedroom two
- Fully fitted kitchen
- Huge first floor landing with potential to extend into the loft S.T.P
- Walking distance to Chalkwell Station and Beachfront
- Two double bedrooms
- Bay-fronted lounge
- Modern three-piece bathroom
- Doorstep to Chalkwell Park
- Leigh Road and Leigh Broadway shopping facilities close by

St. Georges Park Avenue

Westcliff-On-Sea

£230,000

Price Guide



St. Georges Park Avenue



Communal Entrance

Solid wood entrance door to the front, carpet, access to:

Hallway

Solid wood entrance door to the front with electronic lock, inset coconut rug, carpeted stairs to:

First Floor Landing

18'4" x 5'8" > 2'6"

Inset spotlights, entry phone system, space for a desk, carpet. #

PLEASE NOTE: should you want to extend without losing a bedroom, the landing has space to extend a staircase into the loft S.T.P

Lounge

14'3" into the bay x 10'2"

Pendant light, double glazed bay windows to the front, dado rail, radiator, oak flooring.

Kitchen

8'11" x 8'9" > 6'3"

Double glazed window to the rear. Modern white kitchen comprising of; walls and base level units with a roll edge laminate worktop, shelving, integrated oven, four-ring gas hob with an extractor fan above, space for a washing machine, stainless steel sink and drainer with a chrome mixer tap, space for a fridge freezer, radiator, laminate flooring.

Bedroom One

11'5" x 10'8"

Smooth ceiling with inset spotlights, double glazed window to the rear with a day and night blinds, radiator, carpet, storage cupboard.

Bedroom Two

8'8" x 6'3"

Coved ceiling with a pendant light, radiator with a radiator cover, oak flooring, UPVC double glazed door to the front leading to:

Balcony

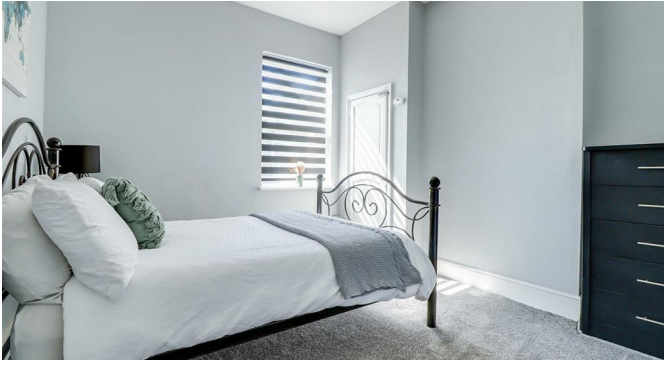
6'9" x 2'4"

Wooden balustrade, ash felt roof.

Bathroom

5'10" x 5'5"

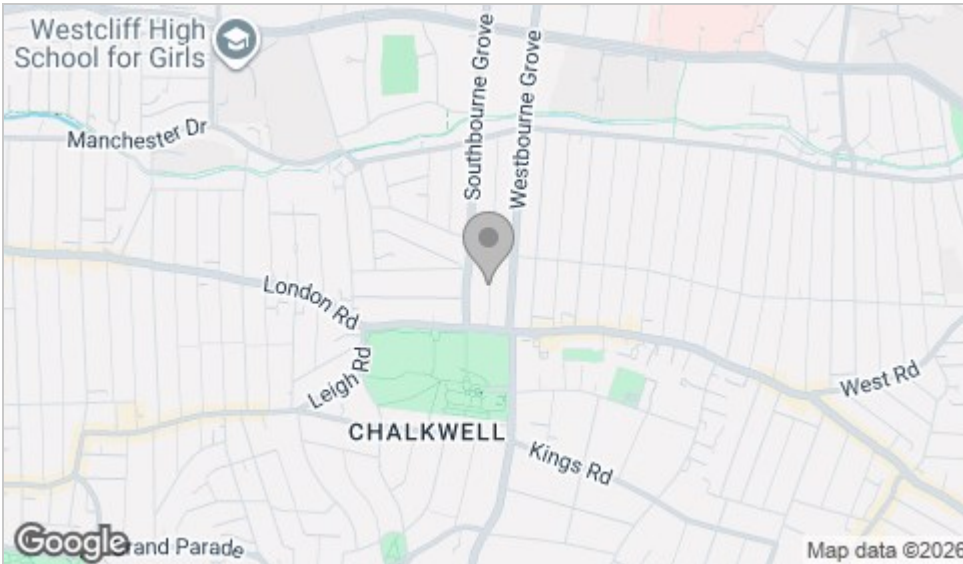
Smooth ceiling, extractor fan, obscured double glazed window to the side, panelled bath with a shower over, low-level WC, pedestal wash basin, fully tiled walls, tiled flooring, chrome heated towel rail.



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.

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Energy Efficiency Graph

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