



Westbourne Grove, Westcliff-On-Sea

£325,000

home.

21a Westbourne Grove

Westcliff-On-Sea

SS0 9TG



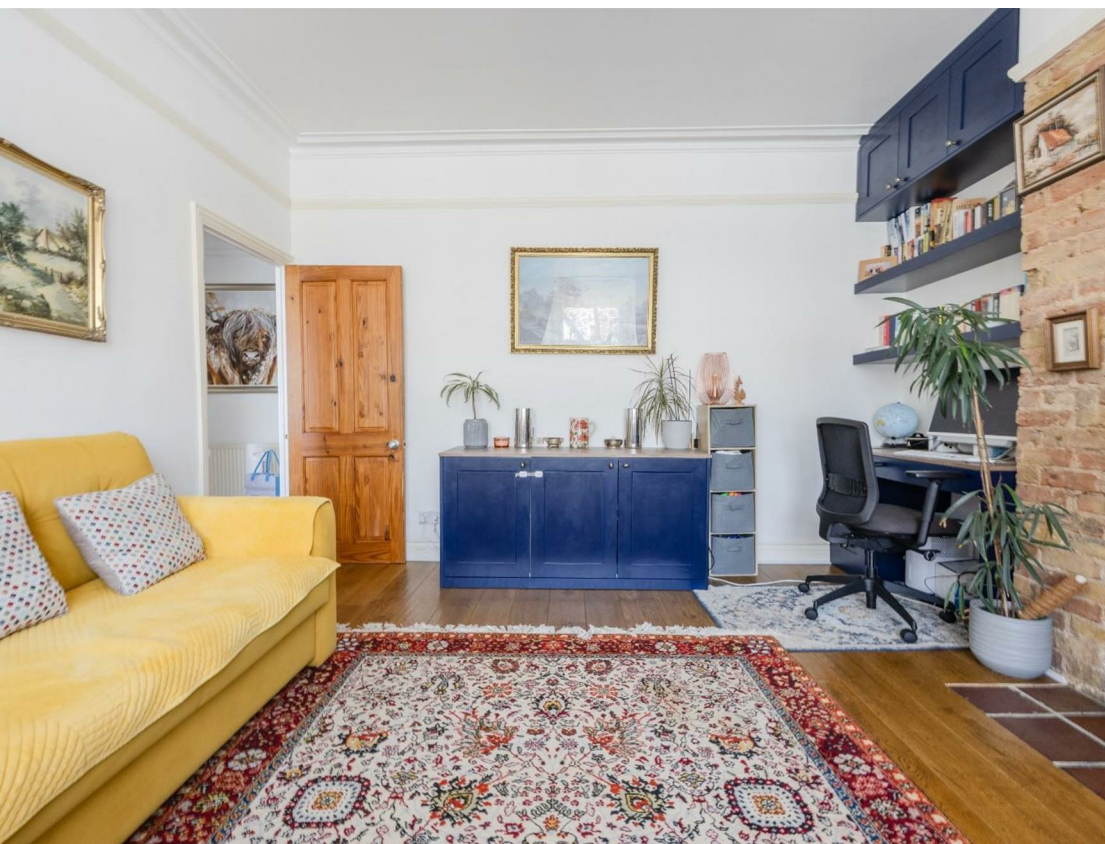
- Larger Than Average Three Bedroom First & Second Floor Apartment
- Own Private Entrance, West Facing Balcony & Own Section Of Rear Garden
- Great Size Main Reception Room, Separate Fitted Kitchen
- Second Floor Generous Master Bedroom With Separate Dressing Room Or Nursery
- Perfectly Positioned For Chalkwell Park
- Short Stroll Of Chalkwell Station

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 Of Leigh are very excited to offer for sale this larger than average three bedroom first and second floor apartment which benefits from its own private entrance and a west facing balcony with direct access leading down to its section of own rear garden.

The accommodation is cleverly spread out over three floors and comprises; entrance hall and first floor landing, a great size main reception room, separate fitted kitchen with access to the balcony, a modern four piece shower room and two double bedrooms.

To the second floor there is a generous master bedroom with access to a separate dressing room or nursery.

Externally as mentioned there is access to sunny west facing balcony and further access down to a fabulous west backing rear garden.

Located at the top of Westbourne Grove in the heart of Westcliff on Sea, this sizeable apartment is perfectly positioned for Chalkwell Park and is within a short stroll of Chalkwell Station giving direct access into London Fenchurch Street.



Accommodation Comprises

The property is approached via own private part glazed entrance door leading to:

Entrance Hall

With stairs leading to the first floor landing.

First Floor Landing

11'10 x 5'9

Wood flooring, smooth plastered ceiling, picture rail, stairs leading to the second floor accommodation, picture rail, radiator. Doors to:

Lounge

16'2 x 13'3

Double glazed bay window to front aspect, wood flooring, feature exposed chimney breast with inset log burner and tiled hearth, coved cornice to smooth plastered ceiling, picture rail, radiator.

Kitchen

11'4 x 7'6

Double glazed window and door to rear giving access to a west facing balcony. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards beneath, space for cooker with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, under-counter space for fridge and separate freezer, tiled flooring, feature fireplace, built-in storage cupboard housing boiler (n/t).

Bedroom Two

14'7 x 10'6

Double glazed window to rear aspect, wood flooring, alcove fitted wardrobes, smooth plastered ceiling, radiator.

Bedroom Three

13'1 x 8'10

Double glazed window to front aspect, wood flooring, smooth plastered ceiling, picture rail, feature fireplace with attractive surround, built-in floor to ceiling storage cupboard, radiator.

Shower Room

11'4 x 6'9 max

Double glazed obscure window to rear aspect, fully tiled shower cubicle, twin wash hand basins with mixer tap and vanity drawers beneath, low level WC, tiled flooring, smooth plastered ceiling, heated towel rail.

Second Floor Master Bedroom

21'4 x 13'3

Velux window to rear aspect, wood flooring, smooth plastered ceiling, air-conditioning unit, built-in eaves storage cupboard, radiator. Glazed door to:

Dressing Room/Nursery

9'10 x 7'9

Double glazed obscure window to front aspect, wood flooring, smooth plastered ceiling, radiator.

Externally

The property benefits from a sunny west facing balcony to the immediate rear accessed via the kitchen, which is paved and provides a great space for outside dining and entertaining, gate with stairs with down to your own section of a large west backing rear garden, which is mainly laid to lawn and enclosed by screen panelled fencing.

Lease Information

Lease: The vendor has advised that the lease is currently 89 years and is in the process of being extended.

Ground Rent: £10 Per Annum

Service Charge: £1,000 Per

Annum

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









ENTRANCE 35.50 sq. ft.
(3.30 sq. m.)



1ST FLOOR 635.44 sq. ft.
(59.03 sq. m.)



1ST FLOOR 350.24 sq. ft.
(32.54 sq. m.)



TOTAL FLOOR AREA : 1021.18 sq. ft. (94.87 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: D
Tenure: Leasehold
Council Tax Band: B

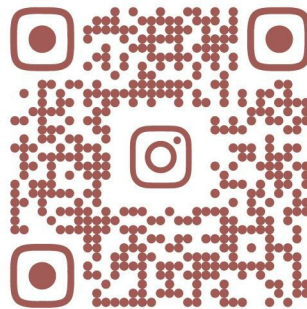
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