



GUIDE PRICE OF £220,000 TO £230,000 No Onward Chain * A charming first floor flat offering character features, a private west facing garden with log cabin and a versatile loft room, all situated in a convenient Westcliff location close to schools, transport links and amenities.

- First Floor Flat with No Onward Chain
- Bay Fronted Lounge with Log Burner
- Double Bedroom with Fireplace & Storage
- Versatile Loft Room with Eaves Storage
- Garden Log Cabin
- Character Features Throughout
- Generous Kitchen
- Well Presented Bathroom
- West Facing Garden with Decking
- Double Glazing and Gas Central Heating

Hainault Avenue

Westcliff-on-Sea

£220,000

Price Guide



Hainault Avenue



This delightful first floor flat welcomes you with a landing that leads through to a bay fronted lounge complete with a feature log burner, creating a cosy and characterful living space. The kitchen is generously sized and well suited for everyday use, while the double bedroom benefits from a feature fireplace and built-in storage. A well presented three piece bathroom completes the main accommodation. Stairs lead up to a sizeable loft room offering plentiful eaves storage, ideal for use as a hobby space, office or occasional room. Externally, the property enjoys a west facing garden with decking and a versatile log cabin, perfect for entertaining or working from home. Further benefits include double glazing and gas central heating.

Located on Hainault Avenue in Westcliff-on-Sea, the property falls within catchment of The Westborough School and Chase High School, whilst also being close to excellent grammar schools. Amenities, shops, eateries and parks are all nearby, along with bus links, major road access and Southend University Hospital. Commuters benefit from proximity to both Westcliff Train Station and Prittlewell Train Station for convenient travel connections.

One Bedroom First Floor Flat

Landing

Lounge

15'1 x 13'5

Kitchen

9'2 x 8'6

Bedroom

13'5 x 12'10

Three Piece Bathroom

Loft Room

2'4 x 19'10

Storage

West Facing Garden

Log Cabin



FLOOR PLAN

GROUND FLOOR

Lounge
Kitchen
Bathroom
Staircase (Up)

FIRST FLOOR

Bedroom
Kitchen
Staircase (Down)

LOFT ROOM

Eaves Storage
Eaves Storage
Eaves Storage
Door

TOTAL FLOOR AREA: 87.9 sq.m. (947 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The location, appearance and dimensions shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Intergraph CADDS



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.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	76
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			