

Ist Call

SALES AND LETTINGS



Fairmead Avenue, Westcliff-On-Sea, SS0 9RX

£265,000 - Leasehold

No onward chain with this spacious three-bedroom split-level maisonette which is ideally located in a sought-after area, within easy reach of Chalkwell Park and Chalkwell railway station. Offering bright and airy accommodation throughout, the property features a generous 17'2" lounge, a fitted kitchen, a modern bathroom, and three well-proportioned bedrooms. A standout feature is the beautiful south-facing roof terrace, providing an ideal space for relaxing or entertaining. Further benefits include a wealth of character features, double-glazed windows, gas central heating, and approximately 115 years remaining on the lease. An internal viewing is highly recommended to fully appreciate the space, charm, and excellent location this wonderful home has to offer.

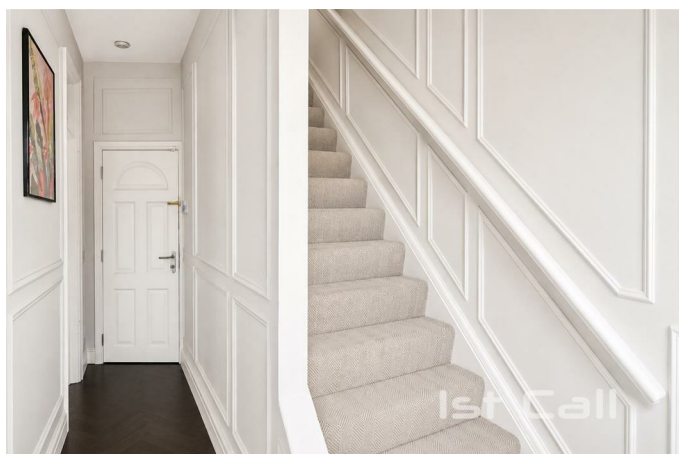
Accommodation Comprising

Front door leading to communal entrance hall with staircase to first floor landing. Own front door to...

Entrance Hall



Double glazed window to front with fitted plantation shutter, radiator behind cover, staircase to second floor accommodation, herringbone wood flooring, inset ceiling spotlights, doors to...



Main Bedroom 19'2 x 11'7 max overall (5.84m x 3.53m max overall)



Currently being used as a second lounge with a range of double glazed windows to front and side aspects with fitted plantation shutters, underfloor

heating, radiator, feature wood panelling to walls, herringbone wood flooring, smooth plastered ceiling with inset spotlights...

Second Floor Landing

Loft access, oak flooring, inset ceiling spotlights, doors off to...

Bedroom 2 12'5 x 9'5 max overall (3.78m x 2.87m max overall)



Double glazed window to side, radiator, eaves storage cupboard, inset ceiling spotlights...



Lounge 17'2 x 11'6 max overall (5.23m x 3.51m max overall)



Double glazed windows to front and rear aspect, radiator, oak flooring, inset ceiling spotlights, doors to...



Bedroom 3 10'5 x 6'7 (3.18m x 2.01m)



Double glazed window to front, eaves storage cupboard, oak flooring...

Kitchen 10'4 x 6'10 (3.15m x 2.08m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, space and plumbing for washing machine, matching wall mounted units, radiator, tiled splashbacks and flooring, double glazed french doors to roof terrace, additional double glazed windows to front and side, door to...

Bathroom



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, vanity wash hand basin, heated towel rail, tiled splashbacks and flooring, obscure double glazed window to rear, doorway to...

W.C.

White low level, tiled splashbacks and flooring, obscure double glazed window to rear...

Roof Terrace 12'3 x 10'6 (3.73m x 3.20m)



South facing offering a perfect space to relax, entertain and enjoy those long summer nights...

Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

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No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

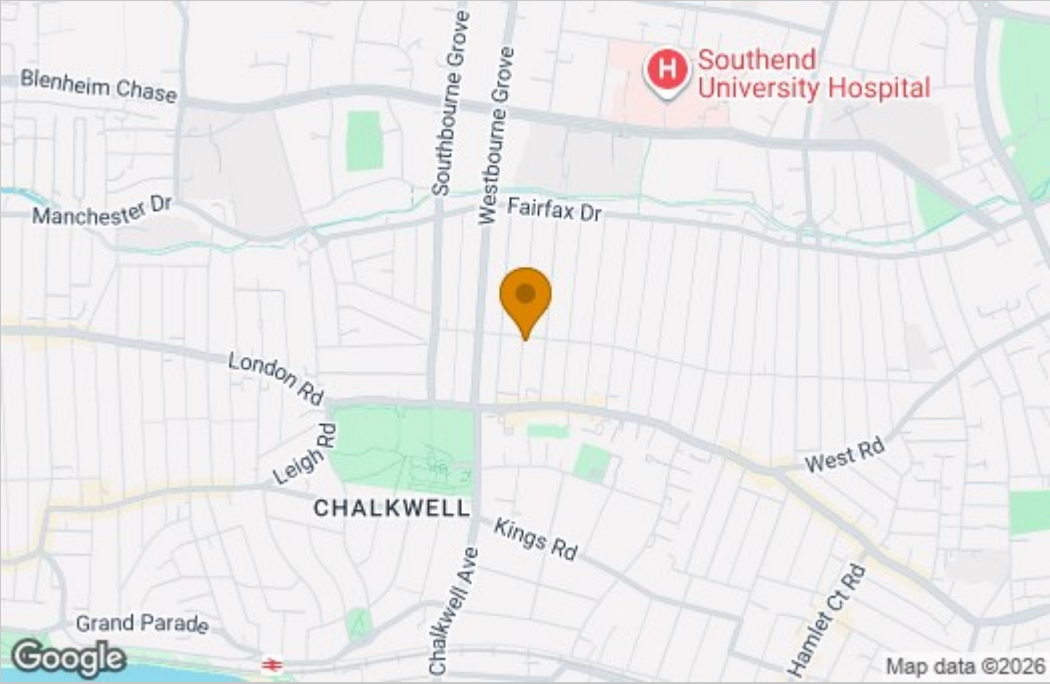


TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

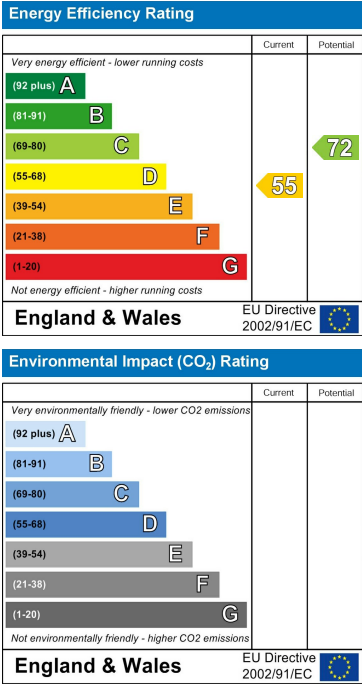
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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