



Nestled on the popular Wellington Avenue in Westcliff-on-Sea, this charming terraced house offers a delightful blend of traditional features and modern living. As you step inside, you are welcomed by a hallway leading to a spacious and bright open plan lounge dining room, perfect for both relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. The property boasts two excellent sized bedrooms, with the master bedroom impressively stretching the width of the house, providing ample space for comfort and storage. The upstairs bathroom is a standout feature, showcasing a stylish three-piece suite that adds a touch of elegance to the home. The fully fitted kitchen is both practical and functional, leading to a lean-to area that offers additional space for utility or storage. This home is ideal for those seeking convenience and comfort in equal measure. Location is key, and this property does not disappoint. A short stroll will take you to the beautiful Chalkwell Park, the beach, and the local train station, making commuting and leisure activities easily accessible. Additionally, the vibrant shopping facilities on Leigh Road and Broadway are just a stone's throw away, providing a variety of shops, cafes, and restaurants to explore. This terraced house is a perfect opportunity for first-time buyers or those looking to downsize, offering a wonderful lifestyle in a sought-after area. Don't miss the chance to make this charming property your new home.

- Charming terraced house with traditional features
- Stunning open plan lounge dining room
- Fitted kitchen leading to lean to for extra storage options
- Two bedrooms with generously sized master bedroom
- Stylish three piece bathroom
- Delightful rear garden with large storage shed
- Traditional features through
- Chalkwell Beach, Park and Station within short walking distance
- Leigh Broadway and Leigh Road cafes, bars and restaurants close by
- Chalkwell Infant and Junior School and Belfairs Academy catchments

## Wellington Avenue

Westcliff-On-Sea

**£340,000**

Offers Over



# Wellington Avenue



## Frontage

Front garden area, path leading to:

## Entrance Hallway

11'3" x 2'11"

Pendant light, carpeted stairs to first floor, solid wood entrance door to front, radiator, original wooden floorboards.

## Open Plan Lounge Diner

27'5" x 11'9" > 10'11"

Smooth ceiling with pendant light, double glazed bay windows to front, feature fireplace with log burner (3 years old) and wooden surround and tiled hearth, radiator, original wooden floorboards, opening to:

## Dining Area

Smooth ceiling with pendant light, sash window to rear overlooking garden, feature fireplace with wooden surround and tiled hearth, radiator, original wooden floorboards, understairs storage cupboard, door to:

## Kitchen

9'7" x 7'8"

Windows to side and rear, wall and base level units with roll edge laminate worktops, white 1.5 sink and drainer with chrome mixer tap, space for range cooker with five ring gas hob, space for fridge freezer, space for dishwasher, space for washing machine, tiled splashbacks, lino flooring, door to:

## Lean To

8'0" x 7'10"

Double glazed patio doors to rear, floor to ceiling double glazed windows to side, lino flooring.

## First Floor Landing

Smooth ceiling with pendant light and loft hatch, built in storage cupboard, carpet.

## Bedroom Two

11'6" x 9'0"

Sash window to rear, feature fireplace, built in storage cupboard, radiator, carpet.

## Bedroom One

14'3" x 12'4"

Sash windows to front, two column radiators, feature fireplace, picture rails and carpet.

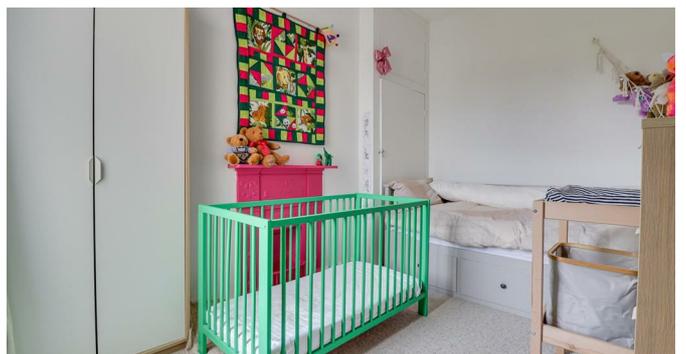
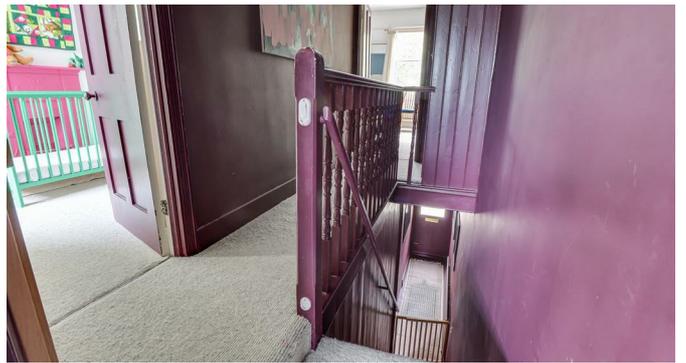
## Family Bathroom

9'8" x 7'8"

Smooth ceiling with pendant light, obscured double glazed window to rear, P-shaped bath with shower over and tiled splashback, pedestal wash basin with tiled splashback, low level WC, radiator, vinyl flooring.

## Rear Garden

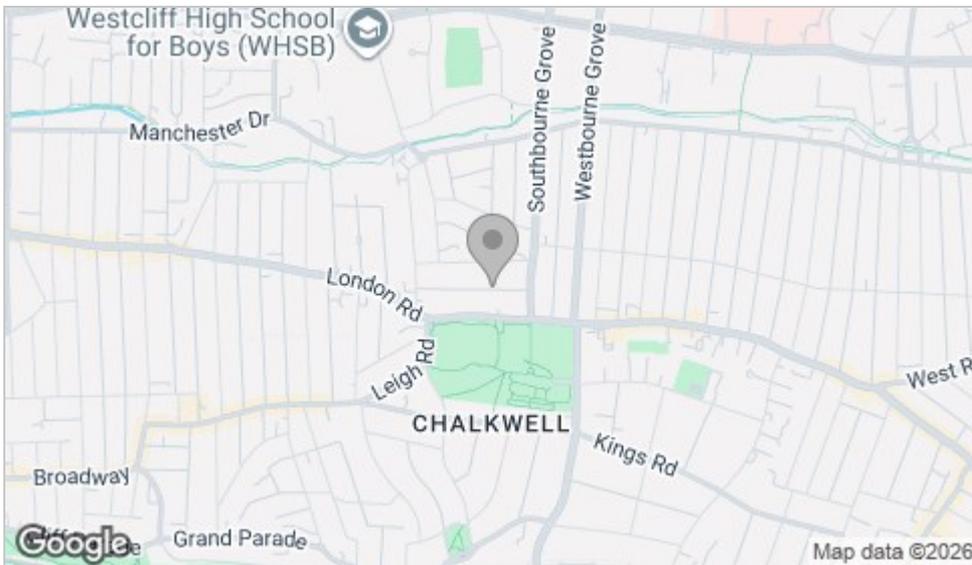
Mainly laid to lawn with flower and shrub borders, concrete base to rear, large garden storage shed, outside tap.



# 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

