



\*GUIDE PRICE OF £240,000 TO £250,000\* This well-proportioned first floor flat offers bright living space, off-street parking and access to communal gardens, all set within a highly convenient Westcliff-on-Sea location. Positioned on Rayleigh Avenue, the property is ideally placed for excellent school catchments, transport links and a wide range of amenities.

- Generous First Floor Flat
- Separate Kitchen
- One Single Bedroom
- Useful Internal Storage
- Communal Rear Garden
- Bay Fronted Lounge/Diner
- One Double Bedroom
- Four Piece Bathroom Suite
- Off-Street Parking
- Double Glazing and Gas Central Heating

## Rayleigh Avenue

Westcliff-on-Sea

**£240,000**

Price Guide



# Rayleigh Avenue



The accommodation begins with a landing leading through to a bay fronted lounge/diner, providing a spacious and light-filled area ideal for relaxing and entertaining. The kitchen is positioned separately, while the property further benefits from one generous double bedroom, a single bedroom and a four piece bathroom suite. Additional storage is available within the flat, enhancing everyday practicality. Externally, the property enjoys off-street parking and access to a communal rear garden. Further benefits include double glazing and gas central heating.

Rayleigh Avenue is a popular residential road in Westcliff-on-Sea, falling within the catchment of The Westborough School and Chase High School, while also being close to highly regarded local grammar schools. The location offers excellent connectivity with bus links, Westcliff and Prittlewell Train Stations, London Road and the A127 all close by. A variety of amenities, parks and the seafront are also within easy reach, making this a highly desirable and well-connected setting.

## Two Bedroom First Floor Flat

### Landing

9'1 x 3'0

### Lounge/Diner

13'0 x 12'0

### Kitchen

7'8 x 6'1

### Bedroom One

10'5 x 8'7

### Bedroom Two

10'7 x 6'1

### Four Piece Bathroom

9'0 x 7'9

### Storage

### Communal Garden

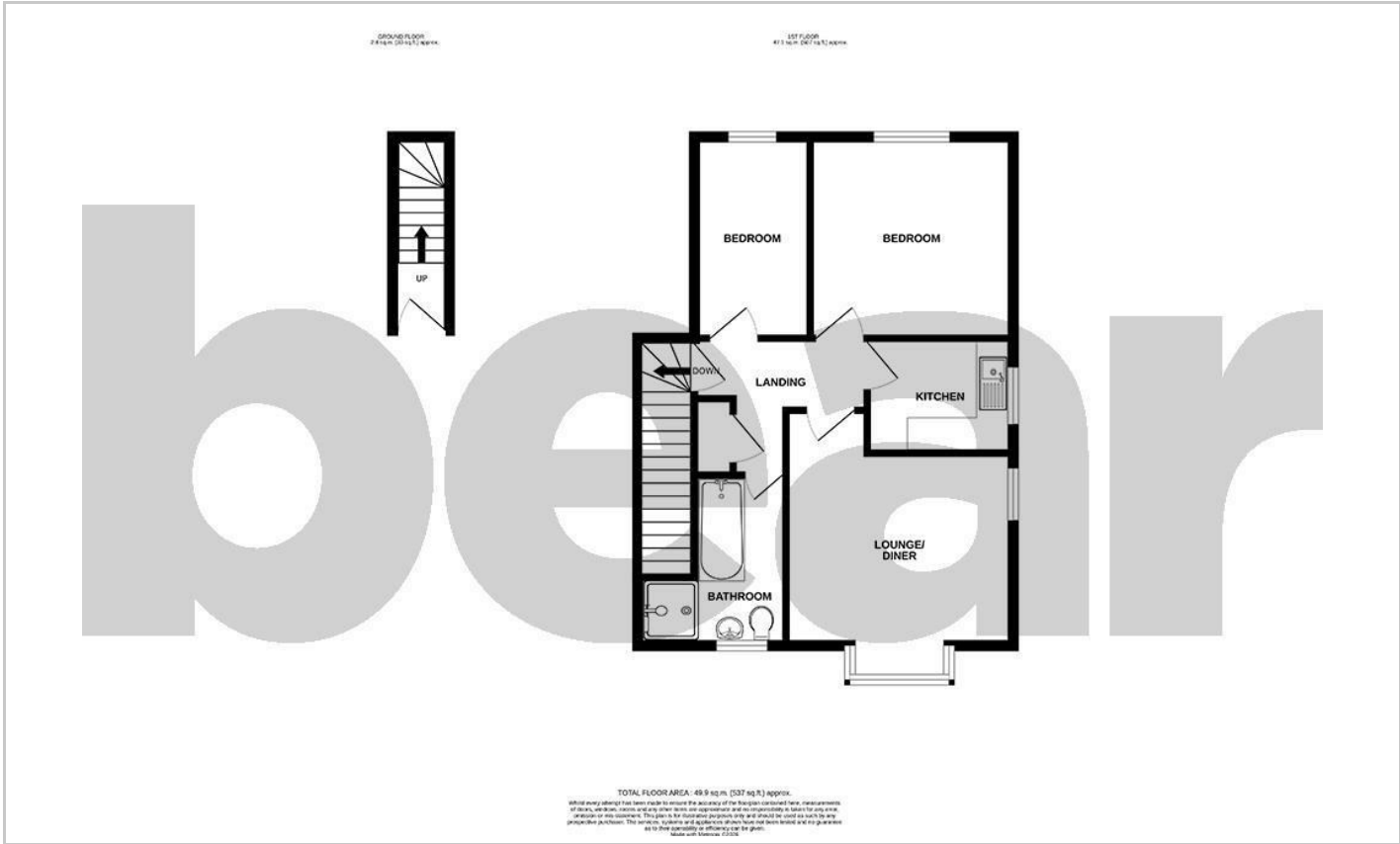
### Off-Street Parking



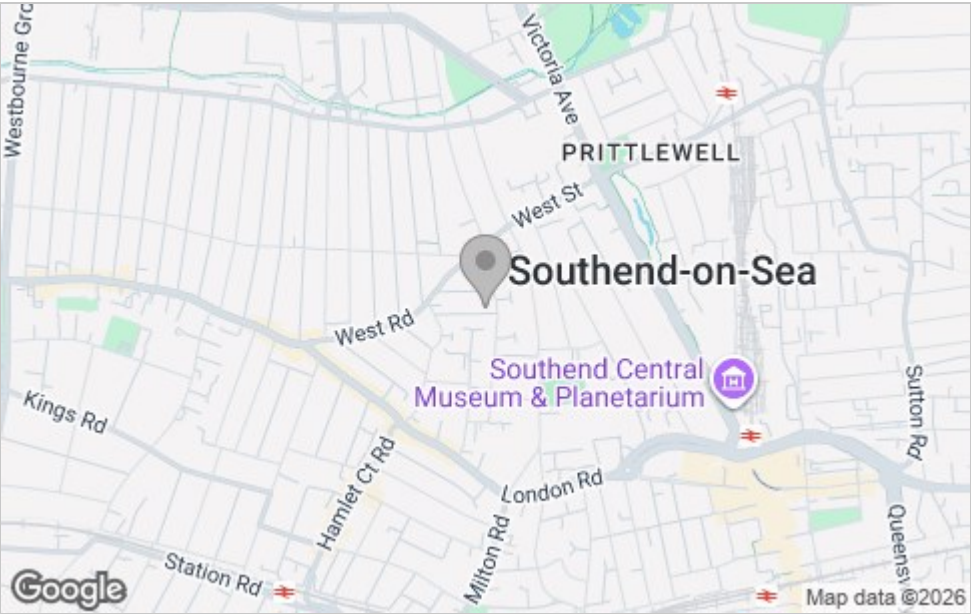




Floor Plan



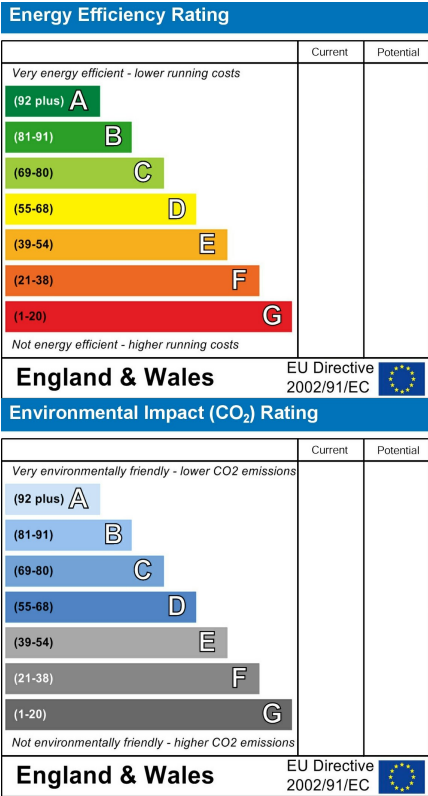
Area Map



Viewing

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.

Energy Efficiency Graph



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