

WESTCLIFF-ON-SEA \ £300,000

Westcliff Park Drive, Westcliff-On-Sea, Essex SS0 9LR



A delightful three bedroom character home situated in the heart of Westcliff on sea which is very well presented throughout retaining original features having two reception rooms; the open plan kitchen diner across the rear elevation overlooking the garden.

With three good size bedrooms to the first floor and modern bathroom suite together with a rear garden measuring approximately 60' this attractive home situated in this popular residential location is an ideal family home.

Call 01702 555888 to find out more...

Quote Ref: EAH5228

Nº of bedrooms

3

Style of property

Character House

Location

Convenient

Garden

60ft Rear Garden

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

Attractive Three Bedroom Home In This Popular Location In Excellent Order Throughout \ Lounge 14'7 x 11'8 \ Kitchen/Diner 15'11 x 11'9 \ Bedroom One 12'10 x 9'9 \ Bedroom Two 11'8 x 11'3 \ Bedroom Three 8'6 x 6'11 \ Bathroom \ 60ft Rear Garden \ Convenient Location \ Close To A13 & A127 Trunk Roads \ Easy Access Of Local Bus Routes \ Viewings Advised

Accommodation Comprises \

UPVC obscure double glazed french doors opening to:

**Entrance Porch **

With attractive floor tiles and solid wood obscure glazed door opening to entrance hall.

**Entrance Hall **

Ample reception hall, well decorated having coved ceiling, picture rail, carpeted stairs to first floor with turned spindle balustrade and hand rail, radiator, laminate flooring, handy under stairs storage area currently being used as office/computer space, doors to accommodation off.

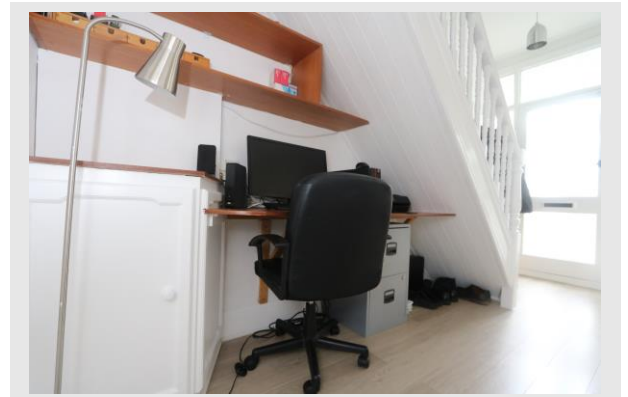
**Lounge 14'7 x 11'8 (4.44m x 3.56m) **

A good size reception room situated at the front of the property having UPVC double glazed windows to front, good quality laminate flooring, cast iron fireplace with timber surround and tiled hearth, TV point, smooth plastered ceiling, picture rail, double radiator.

**Kitchen/Diner 15'11 x 11'9 (4.85m x 3.58m) Max Narrowing Slightly To Kitchen **

The property benefits from a good size 'L-Shape' reception space at the rear of the property. The room commences with dining space currently accommodating table with seating for four with further reception space adjacent, smooth plastered ceiling, picture rail, to one recess are cupboards housing vaillant condensing combination boiler with storage space beneath, radiator, laminate flooring, UPVC double glazed window to rear overlooking rear garden. The kitchen comprises range of modern fitted base and eye level units with roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit, brushed steel electric oven with four ring gas hob and extractor over, plumbing for washing machine, space for freestanding fridge freezer, continuation of laminate flooring, tiled walls, UPVC double glazed window to rear, UPVC double glazed door overlooking and providing access to rear garden.

Carpeted stairs to first floor.



Landing \

Having continuation of fitted carpet, smooth plastered ceiling, doors to accommodation off.

Bedroom One 12'10 x 9'9 (3.91m x 2.97m) \

Good size bedroom situated at the front of the property having UPVC double glazed window to front, laminate flooring, coved ceiling, picture rail, double radiator.

Bedroom Two 11'8 x 11'3 (3.56m x 3.43m) \

Excellent size second bedroom having UPVC double glazed windows to rear, laminate flooring, picture rail, smooth plastered ceiling, good size wardrobe/storage cupboard to one recess, double radiator.

Bedroom Three 8'6 x 6'11 (2.59m x 2.11m) \

UPVC double glazed window to front, radiator, fitted carpet, loft access hatch, picture rail.

Bathroom \

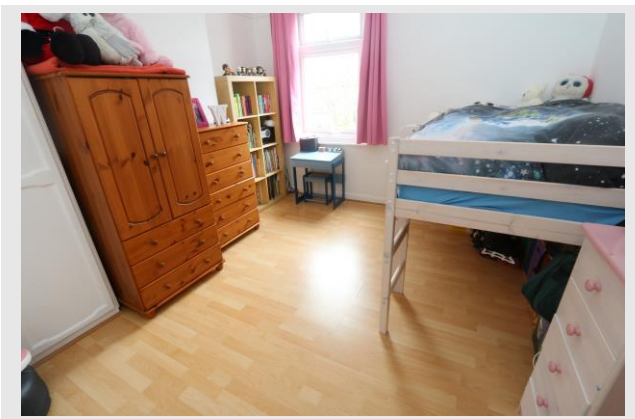
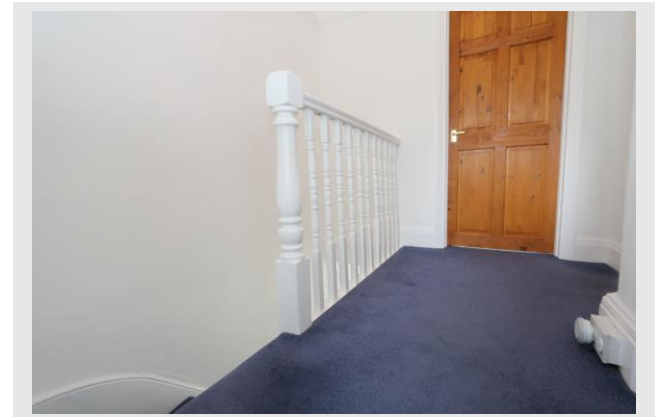
Three piece suite comprising 'P-Shaped' bath chrome mixer tap, electric shower above and glass shower screen, low level w.c, wash basin with white high gloss unit below, fully tiled walls, inset spotlights, chrome heated ladder style towel radiator, UPVC obscure double glazed window to rear.

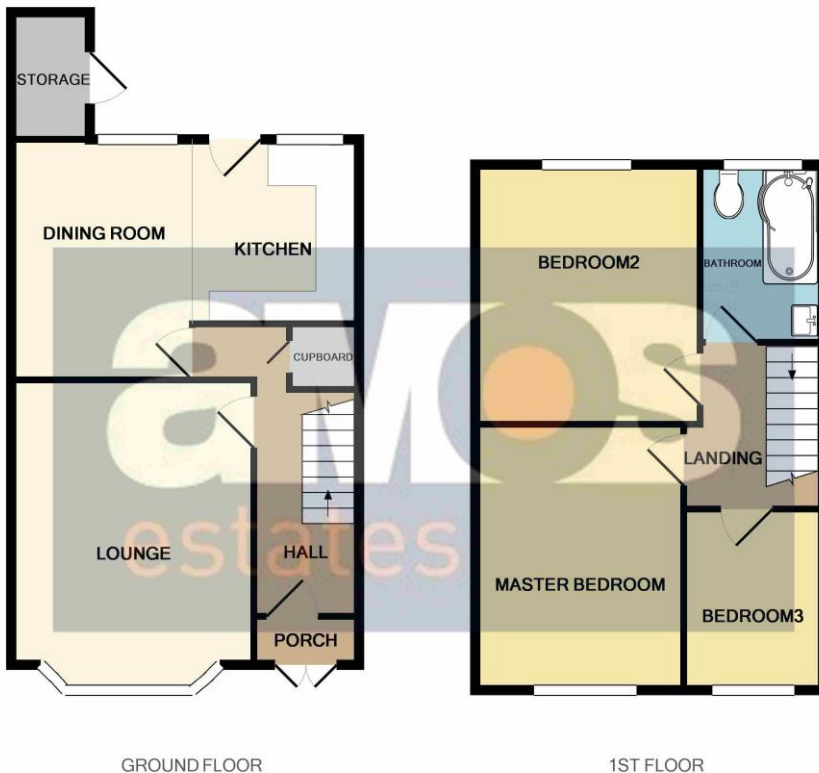
Rear Garden \

The property benefits from an ample rear garden measuring approximately 60ft commencing with crazy paving immediately adjoining the property providing secluded outside dining area with steps down to crazy paved pathway leading to the far rear with further expanse of crazy paving and timber shed. Approximately half of the garden is laid to established lawn with flower borders either side, screen panelled fencing, outside tap. Outside brick built storage unit ideal for lawn mowers etc.

Front \

Block paved pathway leading to accommodation with expanse of pea shingle adjacent.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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