




Guide price £400,000
WESTCLIFF-ON-SEA, SS0



 3

Bedrooms

 1

Bathroom

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Canewdon Road Westcliff ON Sea Guide Price £400,000 - £450,000 A rare opportunity is on offer with this architecturally designed detached property situated in the heart of Westcliff. Built in 2014, this three-bedroom property is situated just off the south end of Hamlet Court Road with its array of independent retailers and cafes with great access to the C2C station linking through to London in air conditioned luxury in under an hour. Offering three bedrooms with a large first floor bathroom and separate Wc located off the ground floor utility room.

Modern in design and contemporary in finish throughout a Viewing is a must to appreciate the nature of the living accommodation on offer. This can be arranged via the client's sole agent and representative, Ramsey Moore 01702 908616

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Front Drive

Front drive, side gate to rear, front door leading to all ground floor rooms, stairs to first floor, radiator, spot lights and wooden flooring.

Utility Room

Door to WC, a range of fitted wall and base units, work surface, sink with mixer tap, plumbed for washing machine, radiator, spot lights, tiled flooring and extractor fan.

WC

Double glazed window to front, WC, hand wash basin with base storage, radiator, tiled flooring, spot lights and extractor fan.

Open Plan Living Area

Measuring 24.81ft Narrowing to 12.96ft X 22.17ft Narrowing to 8.72ft. This area flows around from the kitchen to the lounge then onto the dining area. In the kitchen you have double glazed windows to front, a range of fitted wall and base units, work surfaces, one and a half times sink and drainer with a mixer tap, fitted oven, grill and hob with extractor over, fitted dishwasher, fitted separate fridge and freezer, spot lights, wooden flooring. The lounge area has bi-folding double glazed doors and windows to the rear garden. To the dining room also has a double glazed window to rear. This is a modern way of living and works well for the property.

Rear Garden

Raised decked patio area leading to lawn, with side recess, storage shed and gate leading to front garden.

First Floor Landing

Access to all rooms, double glazed windows to front, spotlights. There is space for a drop down desk and the owner is using it as a little office area.

Bedroom One *4.81m x 2.95m (15.78ft x 9.67ft)*

Two separate sky light window to rear, Double glazed frosted fire door to side, radiator, spotlights.

Bedroom Two *4.01m x 2.71m (13.15ft x 8.89ft)*

Juliet double glazed balcony doors to front, radiator.

Bedroom Three *2.60m x 2.49m (8.53ft x 8.16ft)*

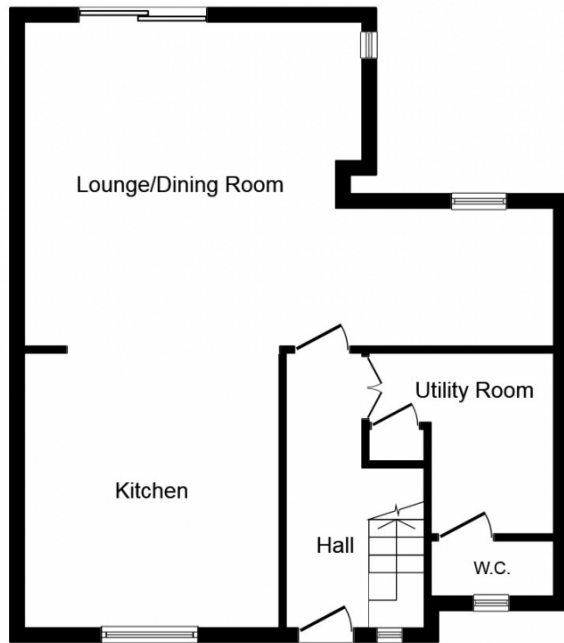
Two separate sky lights and a single double glazed window to front, radiator, door to loft.

First Floor Bathroom

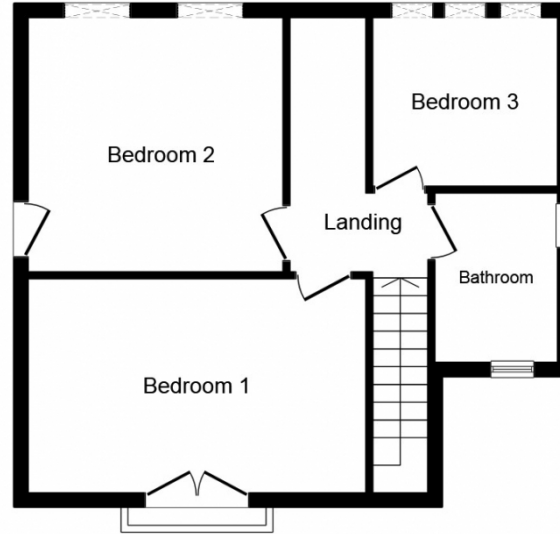
Frosted double glazed window to front and side, bath with mixer tap and separate shower over, tiled splash walls, Wc, heated towel rail, extractor fan, spotlights and tiled flooring.



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Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

