



Guide price £230,000  
Hainault Ave, Westcliff On Sea



 2  
Bedrooms

 1  
Bathroom

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**OPEN DAY SATURDAY 13TH OCTOBER FROM 12PM - CALL 01702 908 616 TO BOOK AN APPOINTMENT.**

This 2-bedroom first floor flat with direct access to its own private rear garden is in a prime location on Hainault Avenue in a popular area of Westcliff-On-Sea. Less than a mile from Westcliff Train Station with regular and reliable trains into London Fenchurch Street and links to the London transport network in less than an hour. Local buses are easily accessible on nearby London Road.

Positioned in a convenient location with both Hamlet Court Road and London Road nearby providing a variety of shops, bars and restaurants and The Palace Theatre just at the top of the street. While an abundance of leisure spots are merely a short walk away, with Westcliff Beach, Chalkwell Park, Priory Park and Prittlebrook Greenway all on your doorstep. Plus, a short walk to a range of local amenities, Southend town centre shopping, Southend Hospital and several great schools. Guide Price £230,000 to £240,000.



## **Two Bedroom First Floor Garden Flat.**

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This well presented property is ideal for a first time buyer or investor looking for a beautifully proportioned, bright and roomy 2-bedroom garden flat with no work needed.

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### **Communal Front Door**

To porch to own front door to stairs to first floor flat.

### **First Floor Landing**

Access to all rooms, radiator, fitted cupboards, two loft hatches, coved ceiling, dado rail.

### **Lounge** *4.49m x 3.40m (14.73ft x 11.15ft)*

Double glazed bay window to front, coved ceiling, chimney breast, fitted shelving and base storage.

### **Kitchen/Diner** *3.68m x 3.62m (12.07ft x 11.88ft)*

Double glazed window to rear, a range of fitted wall and base storage units, work surface, sink and drainer, wall mounted combi-boiler, fitted oven, grill and hob with extractor over, tiled splash walls, spot lights, plumbed for dishwasher and washing machine.

### **Bathroom**

Double glazed window to side, hand wash basin with base storage, bath with mixer tap and separate shower over with tiled splash walls and flooring, radiator.

### **W.C**

Double glazed window to side, radiator, tiled flooring.

### **Bedroom One** *3.85m x 3.35m (12.63ft x 10.99ft)*

Double glazed window and door to rear balcony, a range of fitted wardrobes, coved ceiling, dado rail, radiator.

### **Balcony**

Steel stairs leading down to own private rear garden

**Bedroom Two** *2.78m x 1.89m (9.12ft x 6.20ft)*

Double glazed window to front, coved ceiling, dado rail, radiator.

**Rear Garden**

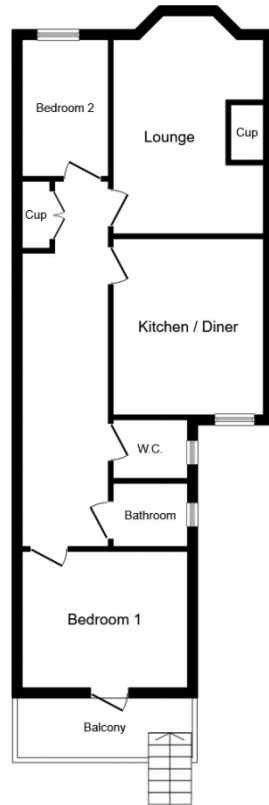
A very well maintained garden, paved seating area, shed, lawn and borders. 27ft x 18ft.

**Loft**

Loft space included in the property.



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

