



## Electric Avenue, Westcliff on Sea

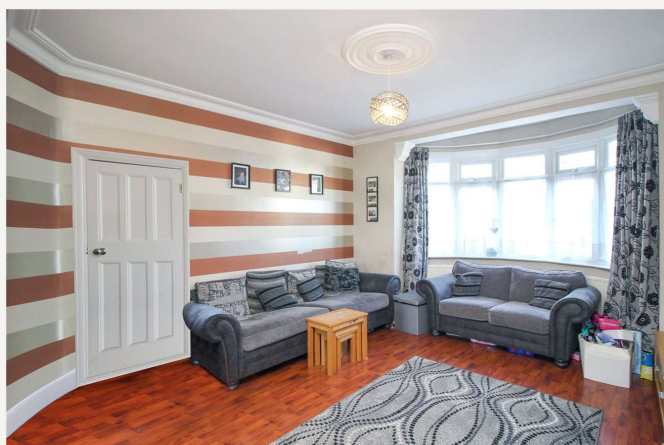
£500,000 *Freehold*



Located in a sought-after neighbourhood, this lovely period end of terrace house offers a perfect blend of charm and modern convenience. Boasting 4 bedrooms, this property is ideal for families looking for a comfortable and spacious home.

### KEY FEATURES

- End of Terrace Family Home
- Four Bedrooms
- Spacious Lounge/Diner
- Parking for 2/3 cars
- Ground Floor WC
- Good Size Rear Garden



Leigh On Sea

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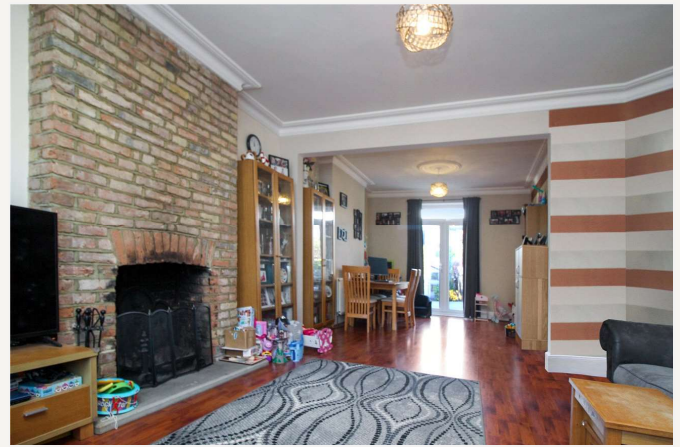


The house is bright and inviting, with ample natural light flowing through the large windows. The spacious east backing garden and decked patio provide great outdoor space for entertaining or simply relaxing. Off-street parking adds to the convenience of this property.

Within close proximity to local amenities, schools, and transport links, this property offers both convenience and tranquillity. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer.







## ROOM DESCRIPTIONS

Entrance Hall: - Stairs to first floor.

Lounge/Diner: - 28'4 in to bay x 13'10 max. (8.64m x 4.22) A lovely bright room with a large bay window to front with French style doors to rear. Open functional feature fire place. High ceilings with coving and wooden flooring.

Kitchen: -22'2 x 9'1. (6.75m x 2.76m). French doors to side and window to rear. Fitted kitchen with a working surface and basin units below and above. Sink unit and integrated dishwasher. Space for further appliances.

WC: - Obscure window to side. Low level wc and wash hand basin.

First Floor Landing: - Stairs to second floor and doors to all rooms.

Bedroom: - 16'1 into bay x 12'4. (4.90m x 3.76m) Bay window to front. Feature fire place and radiator. Picture rail and coving to ceiling.

Bedroom: - 12'4 x 12. (3.76m x 3.66m) Window to rear. Radiator. Picture rail and coving to ceiling.

Bedroom: - 8 x 7'11. (2.44 x 2.41m) Oriel bay window to front. Radiator and coving.

Bathroom/Wet Room: -8 x 7'11. (2.44 x 2.41) Window to rear. A lovely modern suite a corner spa bath, low level wc and a floating vanity unit with wash hand basin. Separate shower. Tiling to walls and floor.

Second Floor: -

Bedroom: -12'8 x 11'1. (3.86m x 3.38m) Velux windows to rear. Eve storage.

Exterior: -

Rear Garden- A Lovely East backing garden commencing with a large decked area with steps leading to lawn area with shrubs and a patio area at the rear with a good size with lighting and power which can be used as a workshop/home gym/storage

Front: -A good size block paved drive with parking for 2/3 cars. Side access to rear.

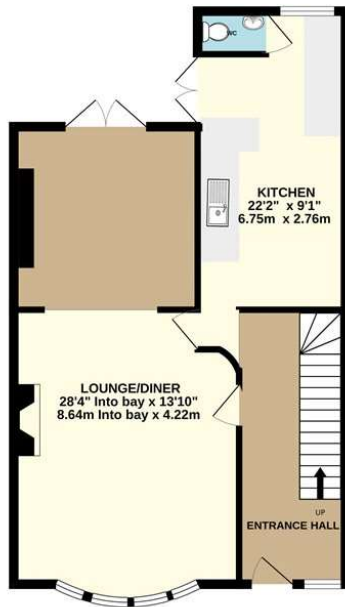
## MATERIAL INFO

**Tenure:** Freehold

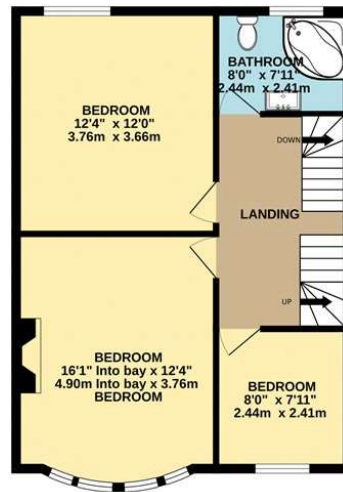
**Council Tax Band:** C

**EPC rating:** D

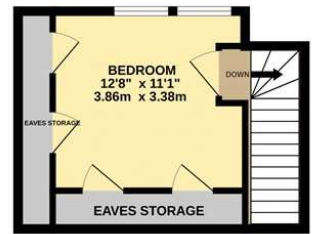
GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR  
226 sq.ft. (21.0 sq.m.) approx.

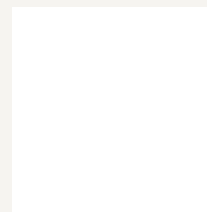


TOTAL FLOOR AREA: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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For more information, scan the QR code or visit the link below

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/LOS250197>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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