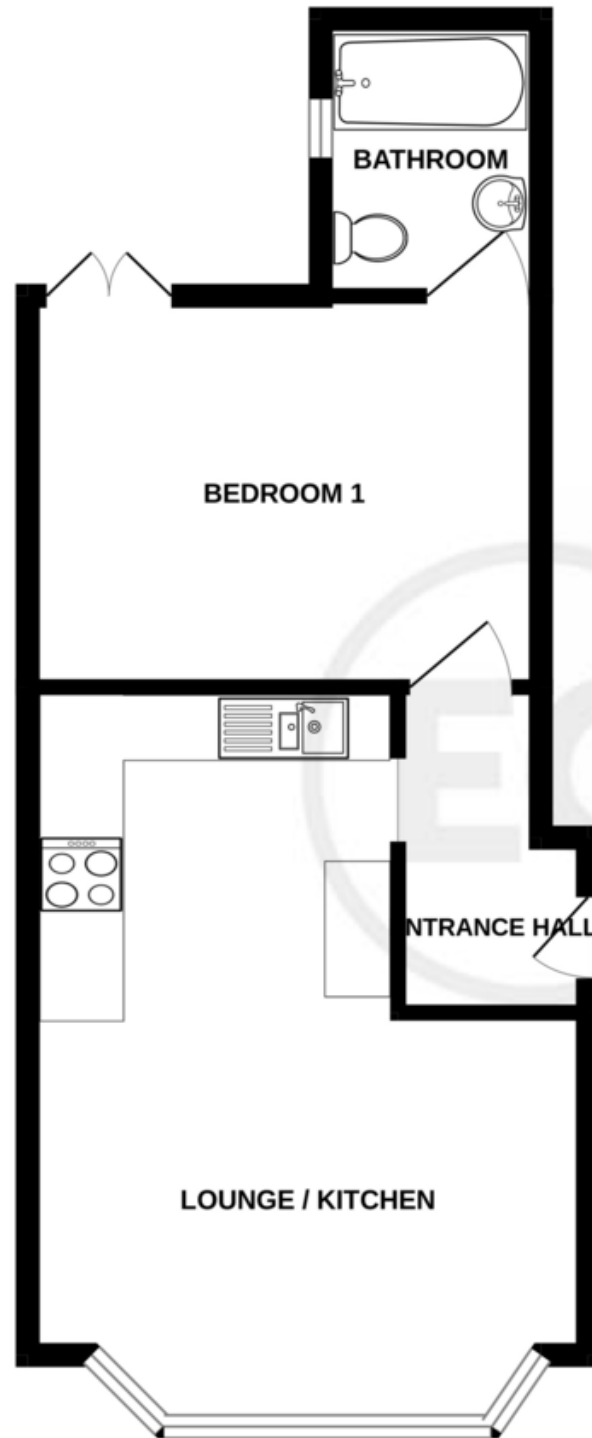


GROUND FLOOR



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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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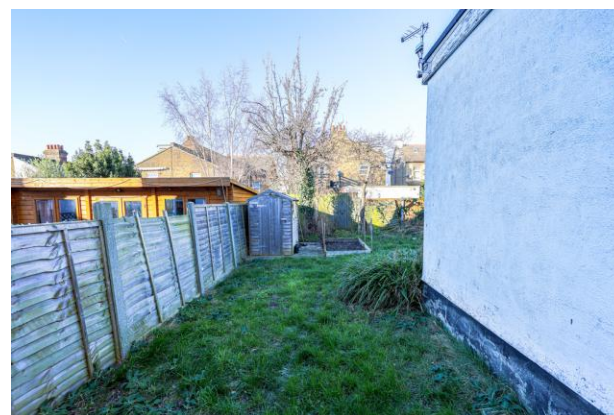
**17 Valkyrie Road, Westcliff-on-sea, Essex, SS0 8BY**  
Guide Price £190,000 – £200,000



Essex Countryside are delighted to offer for sale this spacious one bedroom ground floor flat which is situated within a short walk of Westcliff mainline railway station and located in the heart of Westcliff on Sea. The property enjoys off street parking and its own rear garden. The accommodation comprises of an entrance hall, good size open plan Lounge / Kitchen, bedroom & a bathroom. No onward chain. Viewing highly recommended.



- CENTRAL LOCATION
- OFF STREET PARKING
- OWN REAR GARDEN
- SHORT WALK TO LOCAL AMENITIES
- SHORT WALK TO WESTCLIFF C2C TRAIN STATION
- HEALTHY LEASE
- IDEAL FIRST TIME PURCHASE
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED



**COMMUNAL ENTRANCE HALL** Secured communal entrance leading into communal hallway.

**ENTRANCE HALL** Secured entrance door leading into the entrance hall, radiator, laminate flooring.

**OPEN PLAN LOUNGE / KITCHEN** 14' 2" > 8'3 x 19' 10" into bay(4.32m x 6.05m) Bay window to front aspect. Radiator, power points, TV point, laminate flooring, coved to ceiling.

The kitchen area is fitted with a range of eye and base level units, roll edge work tops incorporating a stainless-steel sink unit with matching drainer. Four ring electric hob with extractor canopy above, electric oven, integrated washing machine, part tiled walls.

**BEDROOM** 12' 5" x 9' 8" (3.78m x 2.95m) Double french doors to rear leading onto a terrace, coved ceiling, power points, radiator, TV point.

**BATHROOM** 6' 8" x 5' 2" (2.03m x 1.57m) Obscure glazed window to side. White suite comprising of a panelled bath with mixer taps and shower attachment over, low level WC, vanity sink unit with cupboard under, chrome heated towel rail, fully tiled walls, tiled flooring, wall mounted boiler.

**REAR GARDEN** Commences with a small terrace with steps leading down which provides access to it's own rear garden with picket fencing, lawn area.

**PARKING** There is off street parking for one vehicle.

**LEASE INFORMATION** The vendor informs us that there is 191 years remaining.