



STUART THOMAS
ESTATES

16 Marine Avenue

, Westcliff-on-Sea, SS0 7PS

- LARGE 2 BEDROOM GROUND FLOOR FLAT
- CLOSE TO THE SEAFRONT
- WALKING DISTANCE TO WESTCLIFF STATION

Guide Price £235,000

EPC Rating '45'



ENTRANCE HALL Door to communal hallway.

BEDROOM ONE A large master bedroom, double glazed bay window to the front offering glimpses of the Thames Estuary. Coving. Radiator. Wood effect flooring. Detailed ceiling mouldings. Feature fireplace.

BEDROOM TWO A large second bedroom. Feature fireplace. Double glazed patio doors to garden. Coving. Radiator. Wood effect flooring.

LOUNGE Two sliding sash windows to side. Two built in storage cupboards. Feature fire place. Radiator. Coving.

KITCHEN A range of units at eye and base level with ample work surfaces over. Electric hob with an extractor hood over. Built in oven under. Space for fridge. Space for washing machine. Single stainless steel drainer sink unit with a mixer tap over. Breakfast bar. Wood effect laminate flooring. Window to rear. Double glazed back door to garden area.

BATHROOM Comprising of a 3 piece suite there is a bath with shower over. Pedestal wash basin. Low level WC. Radiator. Part tiled. Two obscure windows to the side.

REAR GARDEN In need of landscaping and clearing, patio area to the immediate rear, fenced boundaries.

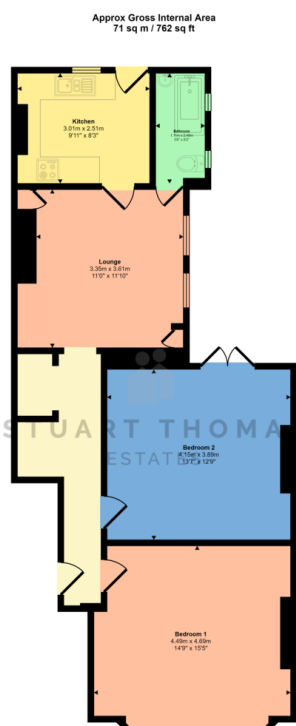
FRONT GARDEN In need of some clearing. Stone chippings and surrounding brick wall.

HALLWAY Wood effect flooring, under stairs storage. Built in seating and coat rack area.

AGENT NOTES Leasehold 99 years from 24th June 1998 NB The vendor is happy to sell the flat with a share of the freehold interest.

Council Tax Band B

Southend Borough Council



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements