

GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.

1ST FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 1819 sq.ft. (169.0 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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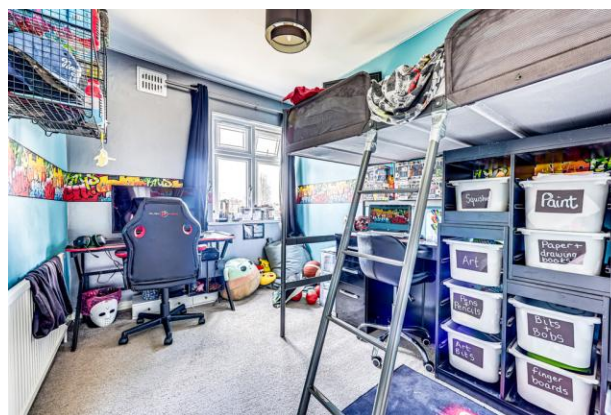
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**188 Prince Avenue, Westcliff-on-sea, SS0 0NW**  
**£450,000**

**\*\*GUIDE PRICE £450,000 - £475,000\*\***We are pleased to introduce this spacious and immaculately presented four-bedroom detached family residence, positioned within a highly desirable residential enclave renowned for its excellent transport connectivity. Nestled in close proximity to acclaimed local educational institutions and the esteemed Southend University Hospital, this property offers a host of desirable features. Among its highlights are a generously sized triple-aspect lounge, a modern and well-appointed kitchen/breakfast room, an expansive rear garden ideal for outdoor enjoyment, and the convenience of an attached garage.

- SPACIOUS FOUR BED HOME
- STUNNING CORNER PLOT
- BALCONY WITH VIEWS
- GARAGE AND OFF STREET PARKING FOR TWO CARS
- STUNNING KITCHEN/DINING AREA
- UTILITY ROOM
- SOUTH FACING GARDEN
- HUGE LOUNGE/LIVING ROOM MEASURING AT 20'8 X 14'1!



**ENTRANCE HALL** Tiled flooring, radiator, with carpeted staircase leading to first floor. Double glazed window to side aspect.

**LOUNGE** 20' 8" x 14' 1" (6.3m x 4.29m) **LOUNGE** - 20' 8" (6.3m) x 14' 1" (4.29m)

A bright and spacious room with double glazed windows to three aspects, polished wood floor, radiator. Ornate fire surround with open fireplace. Smooth finish ceiling.

**KITCHEN** 13' 3" x 11' 4" (4.04m x 3.45m) Extensively fitted with a range of contemporary units to base and eye level units, inset one and a quarter bowl sink unit with mixer tap, range style cooker, plumbing for dishwasher with central island, integrated wine cooler and beech worktops.

**UTILITY ROOM** Plumbing for washing machine, double glazed window to side aspect, polished wood flooring, double glazed door leading to rear garden.

**BATHROOM** Comprising panelled bath with mixer taps and fixed rainfall shower head over. Frosted glass shower screen. Vanity unit with inset wash hand basin. Low level w.c. Heated towel rail. Feature wall with exposed brickwork. Opaque double glazed window to side.

**LANDING** Fitted carpet, radiator, double glazed windows to side aspect, access to loft space.

**BEDROOM ONE** 10' 0" x 10' 10" (3.05m x 3.3m) Double glazed window to front aspect, pendant lighting, radiator, space for wardrobe storage and king size bed.

**BEDROOM TWO** 14' 5" x 9' 5" (4.39m x 2.87m) Double glazed window to side, double glazed french style doors leading to balcony, polished wood floor, radiator, built-in wardrobes, coved cornice and smooth finish ceiling.

**BEDROOM THREE** 11' 7" x 7' 10" (3.53m x 2.39m) Double glazed window to front aspect, fitted carpet, radiator, built-in wardrobes and smooth finish ceiling.

**BEDROOM FOUR** 8' 6" x 9' 10" (2.59m x 3m) Double glazed window to front aspect. Fitted carpet. Built-in wardrobes. Radiator. Smooth finish ceiling.

**W/C** Comprising of low level W/C and opaque double glazed window to rear.

**REAR GARDEN** South facing rear garden measuring approximately 50' in length. Shingle ground cover to the immediate rear, the remainder laid to lawn, play area, shingled patio extending to the side of the property, ideal for outside entertaining.

**FRONT GARDEN** Decked veranda with wooden balustrade. Variety of established shrubs to boundaries. Hard standing for potential off-road parking.

**PARKING** Garage with up and over door, and driveway to the side of the property.