

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

St. Johns Road, Westcliff-on-Sea, SS0 7JZ



£500,000

WILLIAMS and DONOVAN are pleased to offer for sale this four bedroom detached chalet situated conveniently just off Hamlet Court Road, with its many shops and restaurants, just half a mile from Westcliff station and a short distance from the Cliffs Pavilion and Westcliff seafront. The property benefits from having three spacious reception rooms; garden room/office; four good sized bedrooms; two bathrooms; rear garden measuring 40' and resident parking permits available at a nominal cost. EPC rating - TBC. Our ref: 14102

Phoenix House, 211 High Road, Benfleet, Essex SS7 5HY

sales@wdbenfleet.com | sales@wdhockley.com | lettings@wdlets.com
01268 755252 | www.williamsanddonovan.com



St. Johns Road, Westcliff-on-Sea, SS0 7JZ

Accommodation comprises:

Entrance via rain porch with stained glass period wooden door to:

RECEPTION HALL

Skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Laminate wood effect flooring. Doors to:

GROUND FLOOR BEDROOM 16' into bay x 12' (4.88m x 3.66m)

Skimmed ceiling. UPVC double glazed bay window to front aspect. Two radiators. Laminate wood effect flooring.



GROUND FLOOR BEDROOM 12' x 11' (3.66m x 3.35m)

Skimmed ceiling. UPVC double glazed window to front aspect. Radiator.

LOUNGE 13' x 11' (3.96m x 3.35m)

Skimmed ceiling. UPVC double glazed window to side aspect. Radiator. Laminate wood effect flooring. Double opening doors to:



DINING ROOM 13' x 12' (3.96m x 3.66m)

Skimmed ceiling. Stained glass window to side aspect. Built in storage cupboard. Feature fireplace. Laminate wood effect flooring.



KITCHEN/BREAKFAST ROOM 25' x 8' (7.62m x 2.44m)

Skimmed ceiling. Dual aspect double glazed windows to side and rear aspects. UPVC double glazed French style doors to rear aspect. Range of base level units with oak working surfaces. Inset stainless steel sink with free standing chrome mixer tap. Built in larder cupboard. Range cooker to remain with stainless steel splashback and stainless steel extractor over. Space for dishwasher. Space for washing machine. Space for fridge/freezer. Radiator. Part tiled floor. Part laminate flooring.



GROUND FLOOR BATHROOM 10' x 8' reducing to 7' (3.05m x 2.44m > 2.13m)

Skimmed ceiling. Two obscure uPVC double glazed windows to side aspect. Four piece white suite comprising close coupled w/c, designer hand wash basin with chrome mixer tap, free standing bath with chrome mixer tap and shower cubicle with overhead rainmaker shower head. Part tiled walls. Designer wall radiator towel rail. Tiled floor.



FIRST FLOOR LANDING

Laminate flooring. Doors to:

BEDROOM ONE 16' 8" x 16' (5.08m x 4.88m)

Skimmed and vaulted ceiling with spotlight insets. Obscure double glazed window to front and both side aspects. Radiator. Door to:



ENSUITE 6' x 3' (1.83m x 0.91m)

Skimmed ceiling. Three piece white suite comprising close coupled dual flush w/c, vanity mounted hand wash basin with chrome mixer tap and shower cubicle with wall mounted electric shower.

BEDROOM TWO 15' 10" x 8' (4.83m x 2.44m)

Double glazed Velux window to rear aspect. Radiator. Laminate wood effect flooring.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a paved pathway to front door. Gated side access at each side to rear.

The **REAR GARDEN** measures approx. 40' and is low maintenance. Commencing with under cover decking area leading to porcelain paved patio. Further decking area at rear. Established flower beds and shrubs. Fencing to all boundaries.



GARDEN ROOM/OFFICE

Split into two rooms.

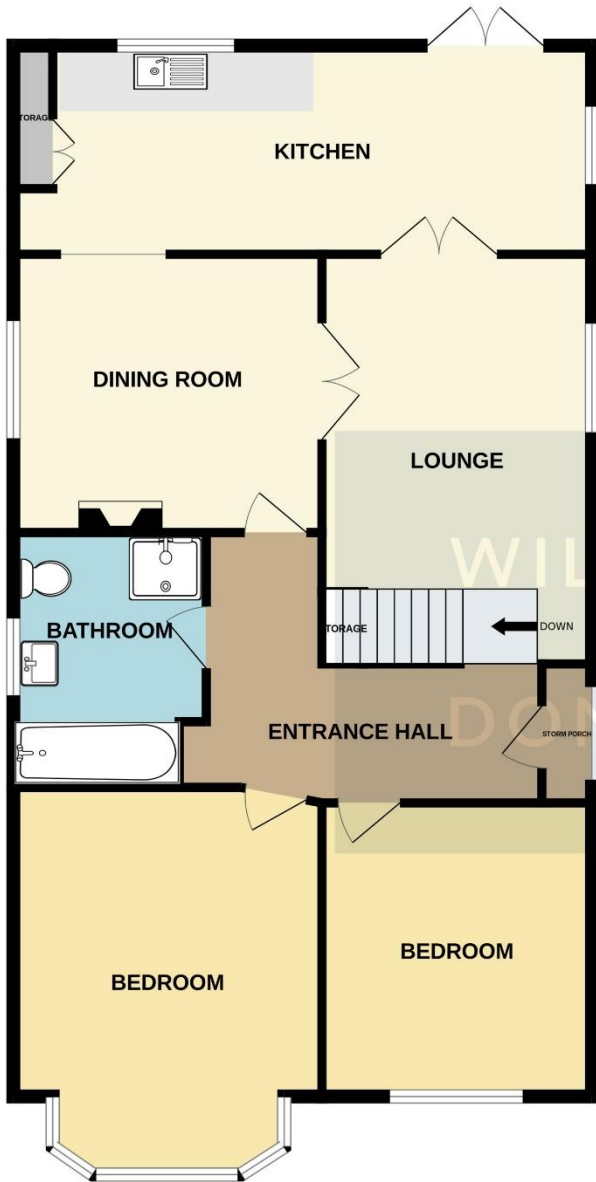
11' x 11' (3.35m x 3.35m) - Skimmed ceiling. Double glazed window to side aspect. French style doors to front. Laminate wood effect flooring.

6' x 6' (1.83m x 1.83m) - Double glazed window to front aspect. Power and lighting.

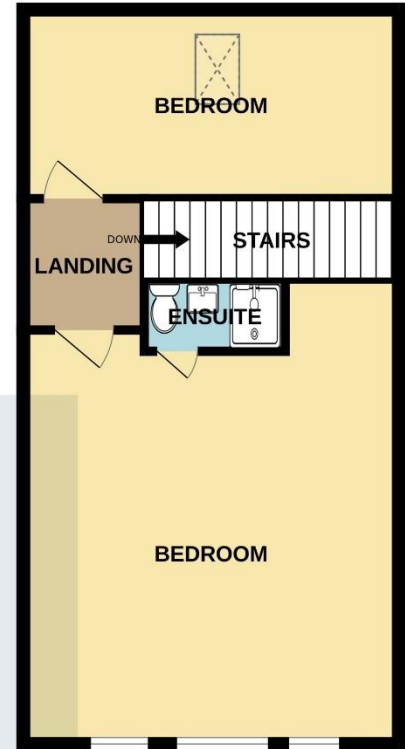
Agent's Note:

This property currently has four residents permits for parking in the bays outside. These are available from the Council at a nominal cost.

GROUND FLOOR
1124 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1622 sq.ft. (150.7 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.
Made with Metropix ©2024

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.