



50 Cranley Road

G|R  
GILBERT  
& ROSE

50 Cranley Road  
Westcliff-On-Sea  
Essex  
SS0 8AL

Offers in excess of £230,000



This spacious first floor flat has been decorated incredibly well and has modern fixtures and fittings throughout while still keeping all the attractive original features. There are two great sized bedrooms, stunning four piece bathroom suite, a large lounge which opens into the kitchen for a open plan feel and an additional balcony to the front. The property is offered with no onward chain and comes with the share of the freehold. Located close to London Road, you have excellent local amenities surrounding you from lovely cafes and restaurants, 12 minute walk to Chalkwell Park, 9 minute walk to Westcliff Station and a 20 minute walk to the seafront where you can enjoy long walks and sea views all year round.



#### Communal Entrance

Door into communal hallway with stairs leading to private door into:

#### Lobby

Double glazed obscure window to front, coved cornicing to smooth ceiling with pendant lighting, carpeted flooring, stairs leading to first floor landing.

#### First Floor Landing

Coved cornicing to smooth ceiling with pendant lighting, loft access, laminate flooring, split level stairs to accommodation, doors to:

#### Lounge

15'6" x 14'3" (4.57m x 4.27m)

Double glazed bay window to front, double glazed door to front leading to balcony, coved cornicing to smooth ceiling with ceiling rose and hanging pendant lighting, radiator, feature fireplace with log burner, laminate flooring, open into:

#### Kitchen

8'9" x 8'4" (2.44m x 2.44m)

A range of wall and base level units with solid wood work surfaces above incorporating ceramic butler style sink with tiled splash back, space for oven with extractor fan above, space for fridge/freezer, space for dishwasher, space for washing machine, double glazed window to front, ceiling light, tiled flooring.

#### Bedroom One

16'2" x 11'0" (4.88m x 3.38m)

Double glazed bay window to rear, smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bedroom Two

15'4" x 8'0" (4.57m x 2.46m)

Double glazed bay window to side, smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bathroom

12'3" x 8'1" (3.66m x 2.44m)

Four piece suite comprising double length walk in shower unit with rainfall shower and hand held attachment, freestanding bath, wash hand basin, low level w/c, double glazed obscure window to rear, coved cornicing to smooth ceiling with ceiling light, partially tiled walls, tiled flooring, chrome radiator, built in storage cupboard.

#### Front Of Property

On street parking, shared front garden with pathway leading to communal entrance.