

**SCOTT &
STAPLETON**

BROOKSIDE CRESCENT
Westcliff-On-Sea, SS0 0EL
Guide Price £300,000





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*** GUIDE PRICE £300,000 to £325,000 ***

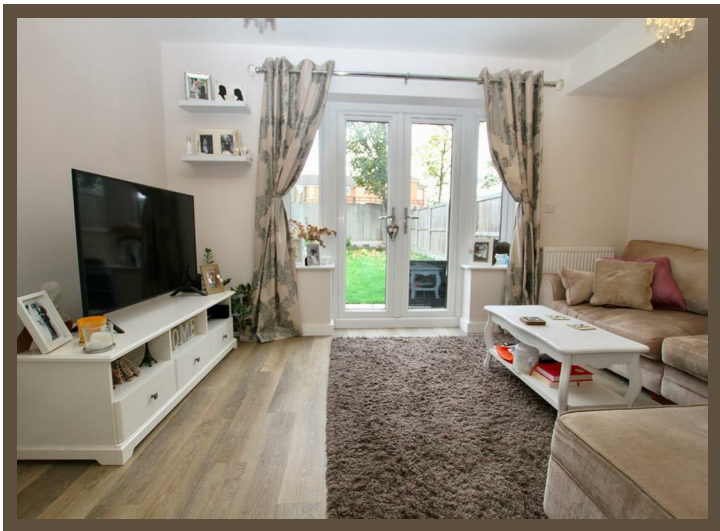
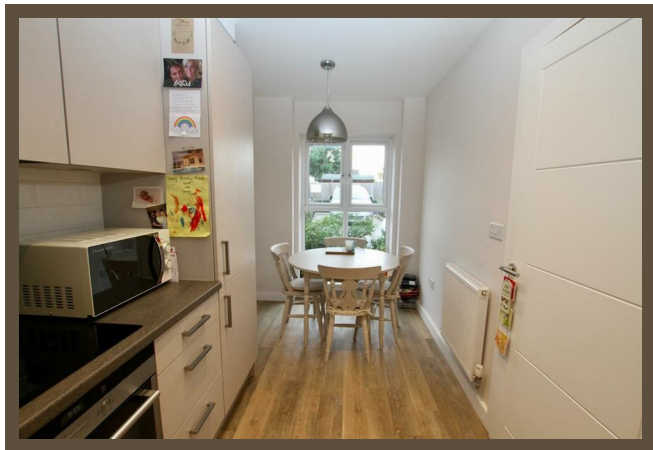
Scott and Stapleton are pleased to offer for sale this beautifully finished three bedroom end of terrace home in central Westcliff.

Being within close proximity to Westcliff Station, Southend Hospital and local shops, this fantastic property comprises to the ground floor a good size modern kitchen breakfast room with integrated CDA appliances, spacious lounge, WC and large storage cupboard.

To the first floor there are two great sized double bedrooms, one with Juliet balcony over looking rear garden and a three piece bathroom.

The top floor offers a stunning master bedroom and ample eaves storage. The property is complete with full double glazing and solar panels.

This would make an ideal freehold first purchase and available to view via appointment only.



Entrance Hallway

Double glazed door opening in to entrance hallway. Karndeian flooring. Radiator. Double doors to storage cupboard housing wall mounted boiler (untested) and plumbing and space for washing machine. Carpeted stairs to first floor accommodation with under stairs storage. Doors to kitchen breakfast room, cloakroom and lounge. Smooth plastered walls and ceiling.

Kitchen Breakfast Room

4.16 x 2.10 (13'7" x 6'10")
Double glazed window to front elevation. Karndeian flooring. Radiator. Modern selection of modern base units and drawers. Integrated appliances including electric oven, dishwasher and fridge freezer. Complimentary square edged worktop with inset stainless steel sink with drainer and mixer tap and induction hob. Partly tiled splash back. Matching selection of eye level units. Extractor fan. Smooth plastered walls and ceiling with recessed spot lights.

Cloakroom

Karndeian flooring. Radiator. Partly tiled walls. Low level w.c and wall hung wash hand basin. Smooth plastered ceiling with extractor fan.

Lounge

4.16 x 2.78 (13'7" x 9'1")
Double glazed windows and french doors opening out to garden. Karndeian flooring. Radiator. Smooth plastered walls and ceiling.

First Floor Landing

Double glazed window to side elevation. Carpet. Doors to bedrooms and bathroom. Smooth plastered walls and celing.

Bedroom Two

4.16 x 3.18 (13'7" x 10'5")
Double glazed french doors to Juliet balcony. Radiator. Smooth plastered walls and ceiling.

Second Floor Landing

Carpeted stair case to second floor landing.Built in cupboard. Door to bedroom one.

Bedroom Three

4.96 x 3.16 (16'3" x 10'4")
Double glazed windows to front elevation. Carpet. Radiator. Smooth plastered walls and ceiling.

Family Bathroom

Karndeian tiled flooring. Heated towel rail. Part tiling to walls. Extractor. White suite comprising bath with mains shower over and shower screen. Low level w.c and wall mounted wash hand basin. Smooth plastered ceiling with recessed spot lights.

Bedoom One

4.16 x 2.78 (13'7" x 9'1")
Double glazed windows to both front and rear elevations. Carpet. Two radiators. Two large eves cupboards. Smooth plastered walls and ceiling.

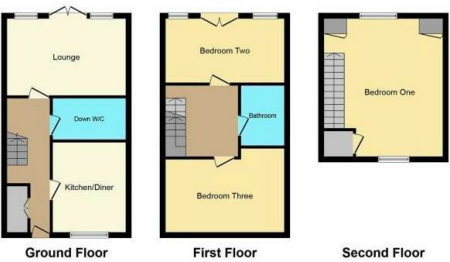
Exterior

Garden

WEST BACKING.
Commencing from rear garden is an attractive paved patio seating area with the rest mainly laid to lawn with attractive shrub border to rear. There is a shingle side access and gate to the front of the property.

Parking

Allocated parking for one and visitor parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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