



17 Brookside Crescent

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**GILBERT
& ROSE**

17 Brookside Crescent Westcliff-On-Sea Essex SS0 0EL

Guide price £300,000



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This modern end of terraced house was constructed in 2016 and is in a development made up of 22 other 'mews' style homes. The property has been finished to a very high specification with several integrated appliances in the kitchen and solar panels on the roof to keep the bills low throughout the year. Internally, you will discover three floors of living space with three large double bedrooms with bedroom one spanning across the whole top floor. Location wise, you are a short walk from some of the best schools in the area including Earls Hall Primary School and surrounding grammar schools, in walking distance from Southend High Street perfect for all shopping necessities, cafes and restaurants and Prittlewell Station were you can catch the train to London within the hour.



Hallway

Stairs leading to first floor landing, double glazed window to side, airing cupboard housing combination boiler, under stairs storage, kamdean flooring, smooth ceilings with pendant lighting.

Kitchen/Diner

13'7 x 6'10 (4.14m x 2.08m)

Range of wall and base level units with laminate worktops incorporating stainless steel sink and drainer unit, induction hob with stainless steel extractor overhead, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed window to front, partially tiled walls, Kamdean flooring, smooth ceilings with inset spotlights.

Lounge

13'7 x 9'1" (4.14m x 2.77m)

Double glazed french doors leading to garden, double glazed windows to rear, kamdean flooring, smooth ceilings with pendant lighting

Downstairs W/C

Wall mounted wash hand basin, low level w/c, radiator, extractor fan, tiled flooring, smooth ceilings with pendant lighting.

First Floor Landing

Stairs leading to second floor, double glazed window to side, radiator, carpet flooring, smooth ceilings with pendant lighting.

Bedroom Two

13'7 x 10'5" (4.14m x 3.18m)

Double glazed french doors opening onto Juliet balcony, radiator, carpet flooring, smooth ceilings with pendant lighting



Bedroom Three

16'3 x 10'4 (4.95m x 3.15m)

Double glazed window to front, radiator, carpet flooring, smooth ceilings with pendant lighting

Bathroom

Three piece suite comprising of panelled bath with glass shower screen and shower head attachment overhead, wall mounted wash hand basin, low level w/c, chrome heated towel rail, shaver points, partially tiled walls, linoleum flooring, smooth ceilings with pendant lighting.

Second Floor Landing

Storage cupboard, carpet flooring, smooth ceilings with pendant lighting.

Bedroom One

13'7 x 9'1 (4.14m x 2.77m)

Double glazed windows to front and rear, sky lantern, two eves storage cupboards, radiators, carpet flooring, smooth ceilings with pendant lighting.

Rear Garden

Block paved hard standing area, remainder laid to lawn, boarded shrubbery area to rear; access to front of property.

Front Garden

Block paved pathway leading to front door; shingled area to side.

Parking

There is off street parking for one car with visitor parking bays available too.