



4 Kilm Way

**G|R**  
GILBERT  
& ROSE

4 Kiln Way  
Southend-On-Sea  
Essex  
SS3 0FP

Offers in excess of £230,000



This stunning coach house is the perfect purchase for a first time buyer looking to get onto the property ladder. Inside the property, you will find a great sized double bedroom, immaculate three piece suite bathroom and a beautiful open planned lounge/diner with a modern kitchen and French doors opening onto a cosy balcony which is the perfect space to relax whilst sipping your morning coffee. Surrounded by local fields and countryside, you can enjoy long scenic walks all year round, a short walk to bus connections and local shops, and only a 7 minute drive to Shoeburyness train station.



#### Entrance

Entrance door into hallway comprising smooth ceiling with pendant light, stairs leading first floor accommodation, radiator, tiled flooring, door to:

#### Storage Room

Double glazed window to front, smooth ceiling with pendant lighting, wall mounted combination boiler, tiled flooring.



#### Lounge/Diner

18'0" x 13'6" (5.51 x 4.14)  
Double glazed window to front, double glazed French doors to front opening onto balcony, smooth ceiling with pendant lighting, radiator, tiled flooring, open into:

#### Kitchen

8'9" x 7'8" (2.67 x 2.35)  
Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, integrated oven with four

ring electric hob above and extractor unit over, space for fridge/freezer, space for washing machine, smooth ceiling with ceiling light, tiled flooring.

#### Hallway

Double glazed window to side, smooth ceiling with pendant lighting, loft access, radiator, doors to:

#### Bathroom

Three piece suite comprising panelled bath with handheld shower attachment over, pedestal wash hand basin, low level w/c, smooth ceiling with ceiling light, radiator, partially tiled walls, tiled flooring.



#### Bedroom One

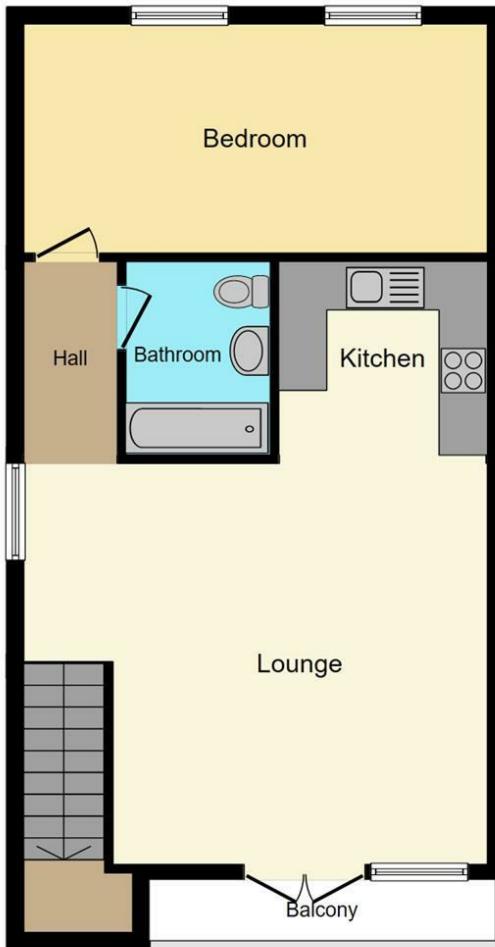
18'0" x 9'5" (5.51 x 2.88)

Double glazed windows to rear, smooth ceiling with pendant lighting, radiator, tiled flooring.

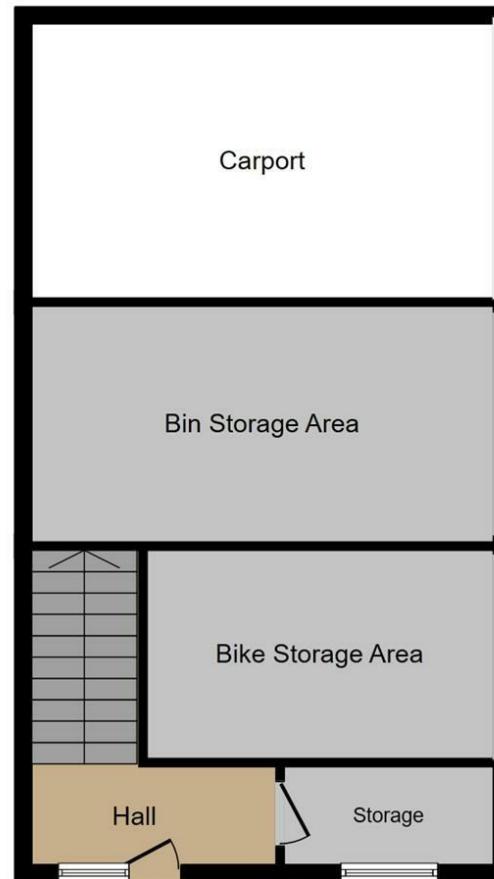
#### Exterior

To the exterior the property benefits from a carport providing off street parking, a bike store and a bin store.





**Ground Floor**



**First Floor**