

### **Flat 3, 34 Elderton Road, Westcliff-On-Sea, SS0 8AQ**

We are delighted to offer for sale this recently refurbished two bedroom first floor flat located in a popular residential area, south of the London Road and conveniently located for access to Westcliff mainline station, and within easy reach of many shops, bars and restaurants along the London Road and Hamlet Court Road. Features include a luxury fitted kitchen, modern shower room, double glazing, gas central heating and a section of rear garden. Early viewing advised.



### **Offers in Excess of £240,000 Leasehold**

**STYLISH TWO BEDROOM FLAT**

**LUXURY KITCHEN**

**DOUBLE GLAZING & GAS CENTRAL HEATING**

**REAR GARDEN**

**CLOSE TO STATION**

**FIRST FLOOR**

**MODERN SHOWER ROOM**

**BALCONY**

**LONG LEASE**

**CLOSE TO AMENITIES AND TRANSPORT LINKS**

Ref: 6799

## ACCOMMODATION COMPRISES;

Approached via part glazed door into:-

### COMMUNAL HALLWAY

Stairs rising to first floor. Hardwood entrance door into:-

### HALLWAY

Fitted carpet. Smooth finish ceilings. Door to:-

### OPEN PLAN LOUNGE AND KITCHEN 17' 1" x 13' 5" (5.20m x 4.09m)

#### KITCHEN AREA

Fitted with a range of contemporary dark grey base and wall units. Inset sink unit with mixer tap. Built-in Neff oven with four ring ceramic hob and stainless steel extractor canopy over. Integrated fridge. Washing machine to remain. Karndean flooring.



#### LOUNGE AREA

Fitted carpet. Radiator. Double glazed bay window to front aspect. Smooth finish ceiling.





**BEDROOM ONE 11' 0" x 9' 0" (3.35m x 2.74m)**

Double glazed window to rear. Vertical radiator. Fitted carpet. Smooth finish ceiling.

**BEDROOM TWO 9' 0" x 8' 0" (2.74m x 2.44m)**

Fitted carpet. Vertical radiator. Double glazed door leading to balcony. Cupboard housing combination boiler. Smooth finish ceiling.

**SHOWER ROOM**

Comprising walk-in double shower enclosure with glass screen and rainfall shower head. Contemporary high gloss vanity unit with ample storage. Round countertop ceramic basin with Monobloc mixer tap. Low level w.c. Chrome ladder style radiator. Fully tiled walls. Opaque double glazed window to side.

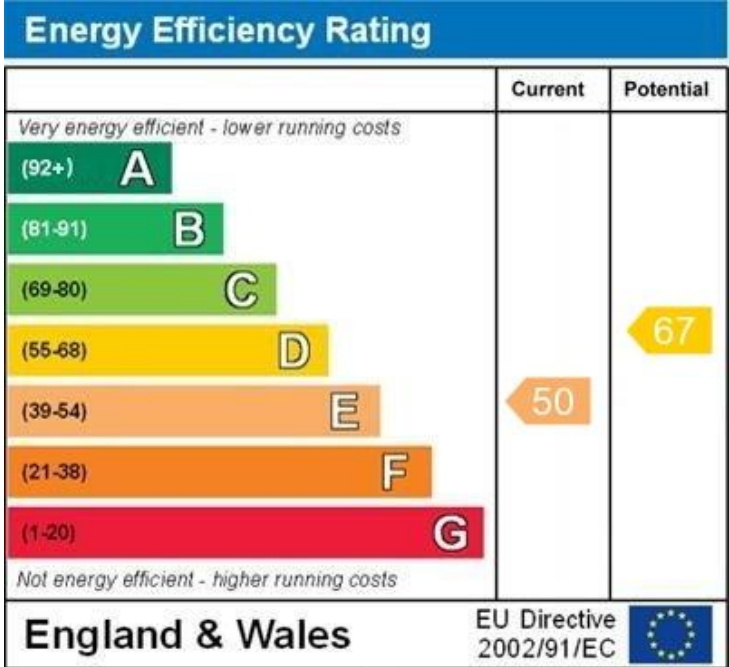


**OUTSIDE**

Benefiting from own section of rear garden.  
Laid to lawn. Timber storage shed. Wood  
panelled fencing to boundaries. Side gate.



EPC: E  
Council Tax: A  
Lease: Approximately 125 years remaining  
Managing Agents: Gateway



## First Floor



Scan the QR code to see our  
**properties to BUY**



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