



**WHITEFRIARS CRESCENT, WESTCLIFF ON SEA  
OFFERS IN EXCESS OF £260,000 LEASEHOLD**

## **A SPACIOUS TWO DOUBLE BEDROOM APARTMENT SET OVER THE FIRST AND SECOND FLOOR**

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for every step...



#### DESCRIPTION:

Winkworth are delighted to bring to the market this lovely spacious two double bedroom apartment set over the first and second floor. Situated in a popular turning with Chalkwell Beach and mainline railway station close by. This delightful property would be a perfect first-time purchase or buy to let investment and is being offered with no onward chain and off-street parking.

The accommodation comprises; entrance hall, modern shower room, a large lounge with bay window and feature fireplace and separate kitchen/diner with access to a balcony, to the second floor there are two good size double bedrooms and a bathroom.

Externally the property benefits from allocated parking for one vehicle to the front of the property.

Being situated within easy reach of local shops and mainline railway station, giving direct access to London Fenchurch Street, this apartment is ideally placed for local amenities including restaurants, bars and cafés and also within walking distance of the nearby seafront.

#### Accommodation Comprises:

The property is approached via communal entrance door with entry phone system to a communal hall with stairs leading to the first-floor landing and further private door leading to:

Entrance Hall: -

Coved ceiling, radiator, stairs leading to the second-floor landing, doors to lounge & shower room.

Shower Room: - Modern three-piece white suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with vanity unit beneath, fully tiled to surrounding walls, smooth plastered ceiling, radiator.

Lounge: - 15'11 into bay x 13'2. Double glazed bay window to front aspect, wood flooring, feature cast iron fireplace with attractive wooden surround, smooth plastered ceiling, dado rail, radiator, door to kitchen.

Kitchen/Diner: - 12'10 x 7'3. Double glazed window to front with door to balcony. This modern fitted kitchen comprises of a stainless-steel single drainer sink unit with mixer tap, inset

into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further space for fridge/freezer, wall mounted boiler (not tested), radiator.

Second Floor Landing: -Coved ceiling and doors to all rooms.

Bedroom One: - 16'7 x 10'8 (plus depth of wardrobe). Double glazed window to rear with estuary glimpses, range of floor to ceiling wardrobes, built-in eaves storage cupboard, radiator.

Bedroom Two: - 11'8 x 11'6. Double glazed window to front and radiator.

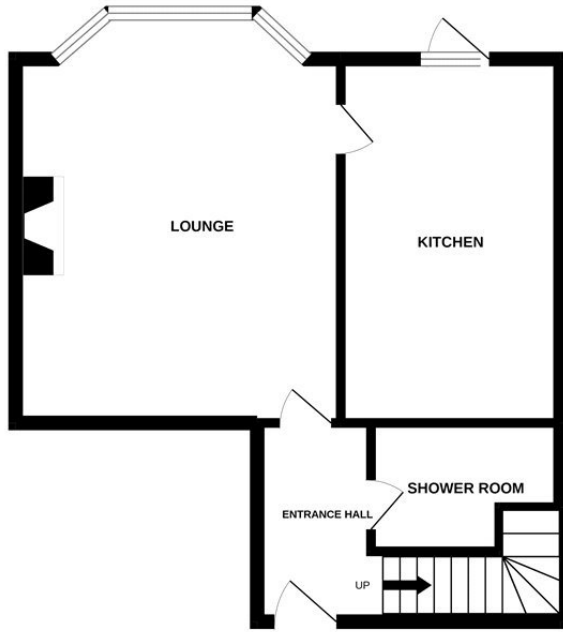
Bathroom: - Velux window to side, three-piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with vanity unit beneath, radiator.

Externally: -

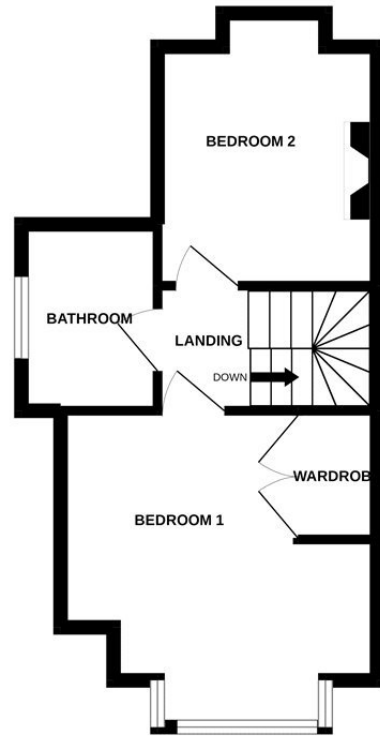
The property benefits from an allocated parking space



FIRST FLOOR

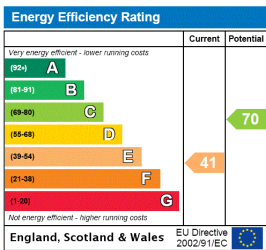


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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