



ALBERT HOUSE, WESTCLIFF ON SEA
£550,000 LEASEHOLD

CHARMING 3-BEDROOM PERIOD GROUND FLOOR APARTMENT BOASTING A SPACIOUS GARDEN

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

Welcome to this charming period ground floor apartment in a highly sought-after location. Offering three bedrooms, this property boasts a delightful blend of period features and modern conveniences. The apartment is both accessible and convenient, with easy access to local amenities and transport links.

Step inside to discover a spacious living area, perfect for entertaining guests or relaxing after a long day. The property also features a beautiful garden and patio area, ideal for enjoying the outdoors in the comfort of your own home. With off-street parking and a garage, convenience is key in this property.

Don't miss out on the opportunity to make this delightful apartment your new home. Contact us today to arrange a viewing and experience the charm and character of this period property for yourself.

Entrance - Security entry to part opaque stained-glass lead light entrance door and side lights to communal entrance vestibule with quarry tiled floor. Personal entrance door with opaque glazed inserts to:

Hallway - 23'3 > 6'10 (7.09m >2.08m) - Entry phone system, radiator, large built in under stairs storage cupboard, coving cornice.

Further Inner Hallway - Built in cloaks cupboard, airing cupboard with radiator and slatted shelving.

Breakfast Room - 13'10 x 9'10 (4.22m x 3.00m) - Windows to the side and rear. Radiator, tiled flooring, coving cornice, Archway to:

Kitchen - 11'0 x 9'3 (3.35m x 2.82m) - One and a half bowl stainless steel sink with Flexi hose monobloc tap, range of marble effect rolled edge worksurfaces with base, drawer and cupboard units and matching eye level wall cabinets with concealed lighting under, integrated four ring Miele hob with NEFF extractor over, built in NEFF ovens and combination oven, dishwasher, plumbing for washing machine and further space for domestic appliances, tiled floor and splashbacks, cupboard concealing gas boiler serving heating and hot water (n/t), window to the side and door to:

Lounge - 19'0 x 11'11 (5.79m x 3.63m) - Windows to the side and bay window to the front. Feature brick fireplace with tiled hearth and gas coal effect fire, two radiators, coving cornice.

Bedroom One - 15'6 x 11'9 (4.72m x 3.58m) - Bay window to the front. Radiator, polished wood flooring, coving cornice.

Bedroom Two - 13'5 x 12'0 (4.09m x 3.66m) - Window to the side. Radiator, range of tall standing sliding mirror fronted wardrobes to one wall.

Bedroom Three - 12'2 x 6'3 (3.71m x 1.91m) - Window to the side. Radiator, coving cornice.

Bathroom - 10'11 x 6'1 (3.33m x 1.85m) - Opaque window to the side. Modern luxury white suite of panelled bath with side mounted mixer tap and shower attachment, separate multi head tiled and glazed shower, wash hand basin with mono-bloc in vanity unit with soft closing drawers below, close coupled WC, tiled floor and tiled walls with decorative panels, vanity mirror with automatic lighting, two wall mounted heated towel rails, down lighters.

Rear Communal Hallway - Further door leading to:

Private Rear Garden - Laid to lawn with flower and shrub borders, shrubs and trees. Allowing room for further parking and detached garage situated to the rear which is accessed via the driveway to the side of the property.

Agents Note: - Please note the lease will be extended

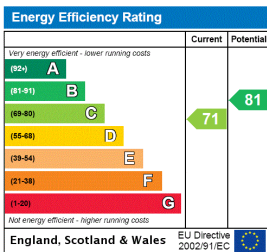


GROUND FLOOR



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: TBA

Service Charge: TBA

Ground Rent: TBA

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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