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SALES.  
LETTINGS.  
ADVICE.

## Brightwell Avenue, Westcliff-on-Sea

### £1,300 pcm

\* SPACIOUS 2 BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE REAR GARDEN \*

Located in a convenient position for London Road and Hamlet Court Road, full double glazing & gas central heating, Immaculate condition throughout, CHARACTER FEATURES WITHIN, 2 DOUBLE BEDROOMS, approx. 0.7m to Westcliff Train Station (C2C Line). Minimum income requirements = £40,500p/a - Available Mid December

- LARGE 2 BEDROOM GROUND FLOOR APARTMENT
- 0.7 MILES TO WESTCLIFF STATION
- OWN PRIVATE REAR GARDEN WITH DIRECT ACCESS
- MODERN INTERNAL CONDITION
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- LARGE LIVING ROOM WITH PATIO DOORS TO GARDEN
- SEPARATE KITCHEN
- UTILITY ROOM / LOBBY
- AVAILABLE MID DECEMBER



SHARED ENTRANCE  
HALL

INNER HALLWAY

21' 11" x 6' 0" at widest  
point (6.68m x 1.83m)

WITH SPACE FOR DINING  
/ BISTRO TABLE

LIVING ROOM

15' 3" x 11' 9" max (4.65m x  
3.58m) PATIO DOORS TO  
PRIVATE GARDEN.

KITCHEN

8' 0" max x 7' 4" (2.44m x  
2.24m)

UTILITY ROOM / LOBBY

5' 5" x 4' 2" (1.65m x  
1.27m)

BATHROOM

7' 11" x 4' 9" (2.41m x  
1.45m)

BAY FRONTED BEDROOM  
ONE

13' 6" x 12' 11" (4.11m x  
3.94m)

BEDROOM TWO

11' 6" x 9' 11" (3.51m x  
3.02m)

PRIVATE GARDEN  
APPROX. 50FT

COUNCIL TAX BAND A  
SOUTHEND COUNCIL



**VIEWING ARRANGEMENTS**  
Viewing is strictly by appointment only through Elliott and Smith Partnership.

**DISCLAIMER PROPERTY DETAILS**  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.