

**Telephone**

+44 (0)1268 947947

sales@elliottandsmith.co.uk

**Website**

www.elliottandsmith.co.uk

Elliott and Smith Partnership

57 High Street

Rayleigh

Essex SS6 7EW



SALES,  
LETTINGS,  
ADVICE.



## Whitefriars Crescent, Westcliff on Sea

£1,250 pcm

\* DETACHED HOUSE \*\* CLOSE TO SEAFRONT AND STATION \*\* PARKING \* Features include Two Bedrooms, Two Reception Areas, Utility Room, Bathroom, Separate Shower Room and a Decked Area to the rear providing OUTSIDE SPACE. Further attributes include Double Glazing and Gas Radiator Heating. \* Unfurnished \*\* No Pets \*\* Available circa February 5th

- DETACHED HOUSE
- CLOSE TO SEAFRONT AND STATION
- TWO BEDROOMS
- TWO RECEPTION AREAS
- UTILITY ROOM
- BATHROOM
- SEPARATE SHOWER ROOM

#### HALLWAY

#### UTILITY ROOM

6' 5" x 4' 10" (1.96m x 1.47m)

#### RECEPTION AREA 1:

16' 8" max into recess x 13' 4" max into recess (5.08m x 4.06m)

### FIRST FLOOR LANDING

#### KITCHEN

8' 1" x 7' 7" (2.46m x 2.31m)

#### RECEPTION AREA 2

22' 9" max x 12' 2" (6.93m x 3.71m)

#### BEDROOM 2

9' x 8' 5" (2.74m x 2.57m)

#### SHOWER ROOM

7' 8" x 4' 8" (2.34m x 1.42m)

### SECOND FLOOR LANDING

#### BEDROOM 1

14' 2" to wardrobes x 14' 2" not inc recess (4.32m x 4.32m)

#### BATHROOM / WC

6' 9" x 5' 5" (2.06m x 1.65m)

### EXTERNALLY

#### DECKED AREA

#### OFF-ROAD PARKING



#### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.