1st Call
SALES AND LETTINGS









Beedell Avenue, Westcliff-On-Sea, SS0 9JW

Offers Over £350,000 - Freehold

Offered for sale with vacant possession and no onward chain, this substantial four-bedroom terraced property presents an excellent opportunity for both owner-occupiers and investors alike. Currently let on a room-by-room basis, the property could continue to offer excellent investment potential as a House in Multiple Occupation (subject to the necessary consents), or could easily be reinstated as a spacious family home. The ground floor features two separate living rooms, as well as a fitted kitchen and a shower room, while upstairs offers four well-proportioned bedrooms and a second shower room. Additional benefits include double glazing, gas central heating and an approximately 35ft west-facing rear garden. Ideally situated within easy reach of Southend University Hospital, local amenities, schools and local transport links, this is a versatile property offering a wealth of potential for a variety of buyers. Early viewing is strongly recommended.

Accommodation Comprising
Front door leading to...

Entrance Hall



Staircase to first floor, understairs storage cupboard, radiator, doors off to...

Lounge 12'1" x 11'9" plus bay (3.7 x 3.6 plus bay)
Double glazed bay window to front, radiator...

Dining Room 11'5" x 11'5" (3.5 x 3.5)
Double glazed window to rear, radiator...

Shower Room 8'10" x 6'6" (2.7 x 2)



Suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to side...

Kitchen 12'1" x 10'5" (3.7 x 3.2)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated gas hob with oven below, space for further appliances, matching range of wall mounted units, tiled splashbacks, radiator, double glazed door and window to rear...



First Floor Landing



Doors off to...

Bedroom 1 13'5" plus bay x 10'9" (4.1 plus bay x 3.3)
Double glazed bay window to front, radiator...

Bedroom 2 12'1" x 10'5" (3.7 x 3.2)
Double glazed window to rear, radiator...

Bedroom 3 10'9" x 7'10" max overall (3.3 x 2.4 max overall)
Double glazed window to rear, radiator...

Bedroom 4 15'1" x 5'10" (4.6 x 1.8)
Double glazed window to front, radiator...

Shower Room 7'10" x 6'6" (2.4 x 2)



Suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to side...

Externally



Approx. 35' rear garden mostly laid to lawn...

Important Information & Property Images -
These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

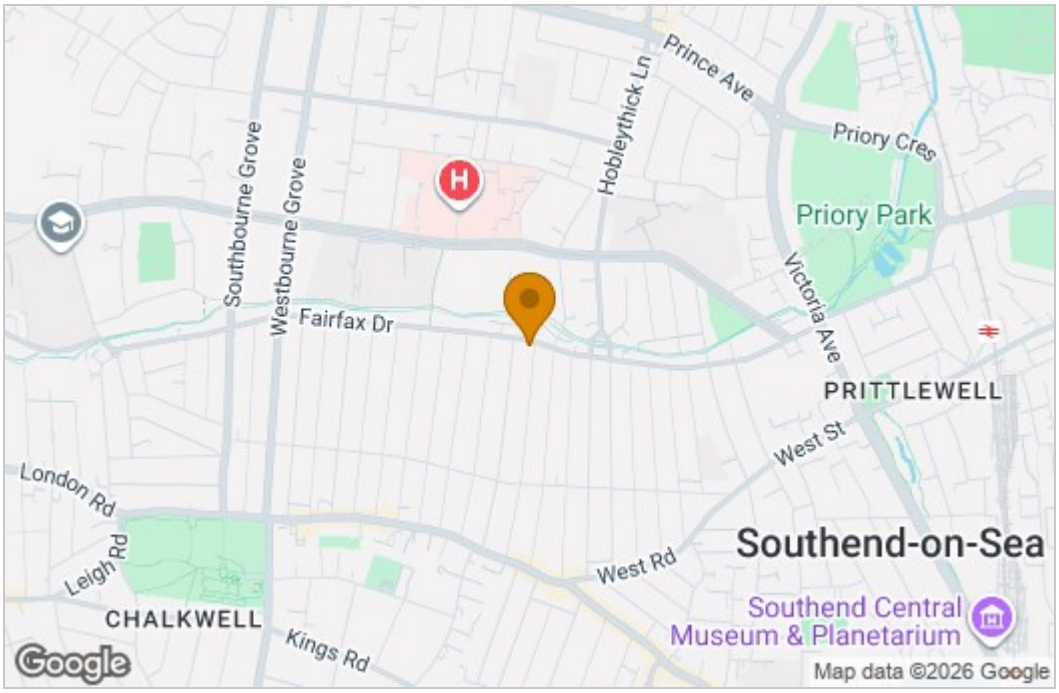
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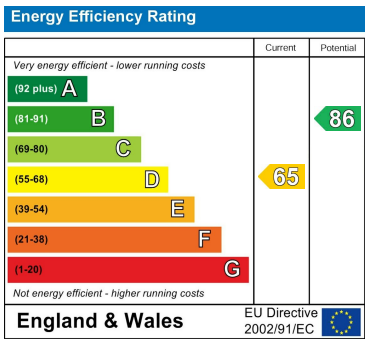
Total ground floor area is approx. 56.6m2/608.7ft2 (internal measurements).

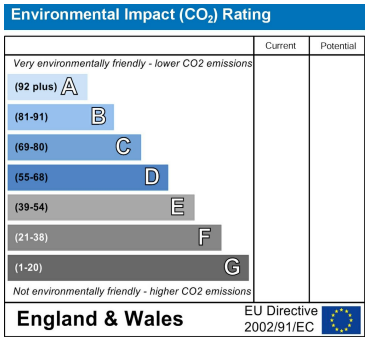
Total first floor area is approx. 57.5m2/619.2ft2 (internal measurements).

Area Map



Energy Efficiency Graph





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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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