



NICKOLDS
Property Specialists



35A Ronald Park Avenue, Westcliff-On-Sea, SS0 9QS

Guide price £215,000

- 2-3 bedroom Character Upper floor Flat With Separate Garden Section & over 145 Yrs left on lease!
- Built in 1905 So High Ceilings Throughout and Stunning Iron Fireplaces to 2 Rooms & period features
- Close to Many Local Amenities - Just a Short Walk to London Road With a Wide Array of Shops/Bars/Restaurants
- On Trend Attractive Kitchen with Gold Fittings - With separate Room Off Ideal for Dining/3rd Bedroom
- 678 Sq ft of Space With Charming Period Features Throughout Giving Extra Space & Lots of Potential
- Easy Access to Transport links: Walking Distance to Chalkwell Station & Minutes from Major Bus Routes &
- Large Spacious Lounge with Large Sunny Bay Window & Attractive Wooden Parquet Flooring
- 1 Modern Bathroom with Modern Marble Style Tiles
- Ideal for Families Chalkwell Hall Infant & Junior School nearby & Chalkwell Park close for family walks

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Located in a popular area of Westcliff-On-Sea, with a wide array of amenities at your fingertips, this delightful character flat on Ronald Park Avenue offers a perfect blend of character and modern living. Spanning an impressive 678 square feet, the property boasts two/three bedrooms, an attractive, generous sized, sunny lounge, a beautiful, on trend modern kitchen and large spacious dining room or 3rd Bedroom. This makes it an ideal choice for families, or those seeking extra space for guests.

Upon entering your own front door, you are welcomed into a spacious hallway, with beautiful high ceilings with all accommodation/rooms leading off it. The main Lounge area is a sunny, spacious, attractive space, with high specification wooden parquet flooring. This really serves as the heart of the home, and provides a light flooded, warm and inviting atmosphere for relaxation and entertaining. The flat features a well-appointed bathroom, ensuring convenience for all residents.

Built in 1905, this property retains many of its original features, adding to its charm and appeal. The period details are complemented by the potential for personalisation, allowing you to create a space that truly reflects your style. This home oozes potential and really offers plenty of scope to make it your own. This property would be ideal for first time buyers, investors or families all wanting to benefit from its brilliant, convenient location. There is easy access to a wide array of local amenities, parks, and the beautiful seafront,



Council Tax Band: A



Lounge

15'3" x 12'8"

Kitchen

9'3" x 8'8"

Dining room / 3rd Bedroom

10'3 x 7'7"

Master Bedroom

11'1" x 11'1"

Bedroom 2

9'1" x 5'6"

Bathroom

5'8" x 4'5"

Front Exterior

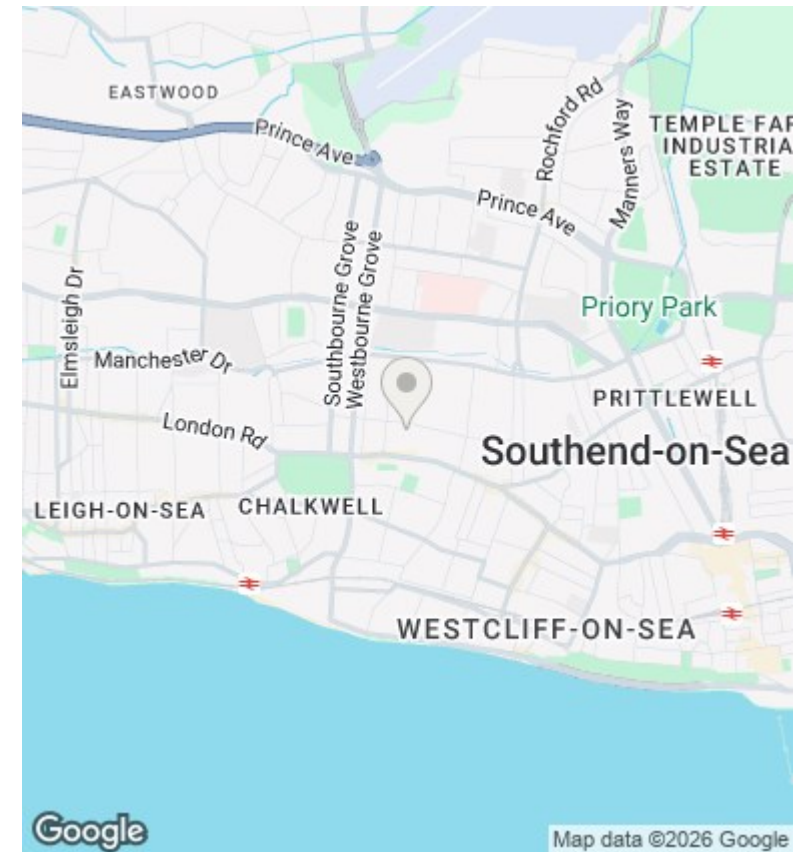
Landing

Rear Garden









Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
EU Directive 2002/91/EC		
England & Wales		