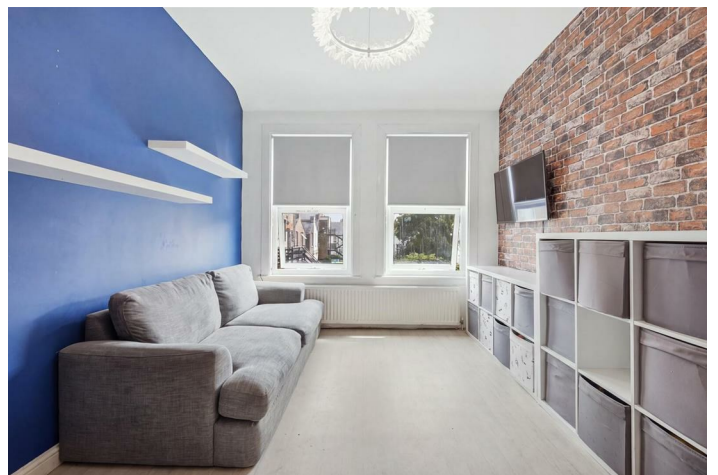




Hildaville Drive, Westcliff-on-Sea

Price Guide £240,000 Leasehold

- Two-floor maisonette
- Direct access to the private west backing rear garden
 - Gas central heating
 - Balcony off the kitchen
 - Close to shops and schools
- Two spacious bedrooms
 - Lovely living room
- Double glazing throughout
- Modern first-floor bathroom
 - Near bus routes





****SPLIT OVER TWO FLOORS**** ****DIRECT ACCESS TO PRIVATE REAR GARDEN**** Nestled in the charming area of Westcliff-On-Sea, Hildaville Drive presents an exceptional two-bedroom maisonette that is sure to impress. This delightful property is thoughtfully arranged over two floors, offering a spacious and inviting living environment. The maisonette features two well-proportioned bedrooms located within the roof space, providing a cosy retreat for rest and relaxation.



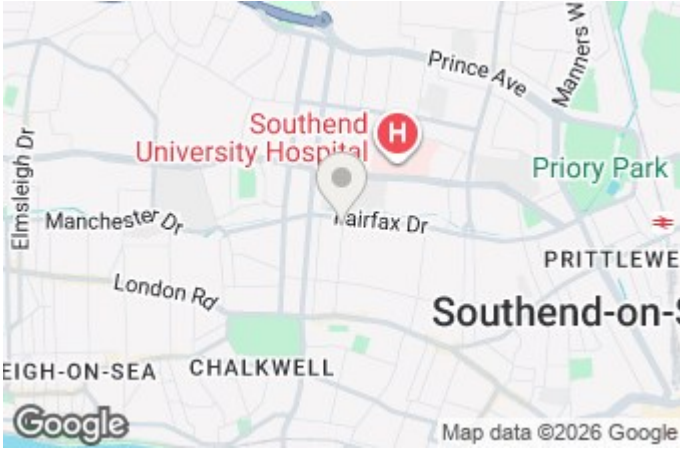
The heart of the home is a lovely living room perfect for both entertaining guests and enjoying quiet evenings in. There is a separate kitchen giving access to the balcony which is west facing and has stairs leading to the private rear garden. This is a great area to relax in the summer months and to entertain friends and family.

The property benefits from gas central heating and double glazing, ensuring comfort and energy efficiency throughout the year.



Situated within easy reach of local shops, schools, and bus routes, this maisonette offers both convenience and accessibility. Whether you are a first-time buyer or looking to downsize, this property is a wonderful opportunity to embrace a comfortable lifestyle in a desirable location. Don't miss the chance to make this delightful maisonette your new home.

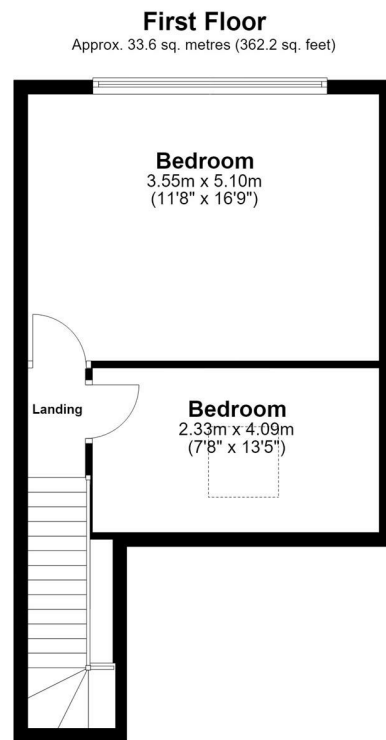
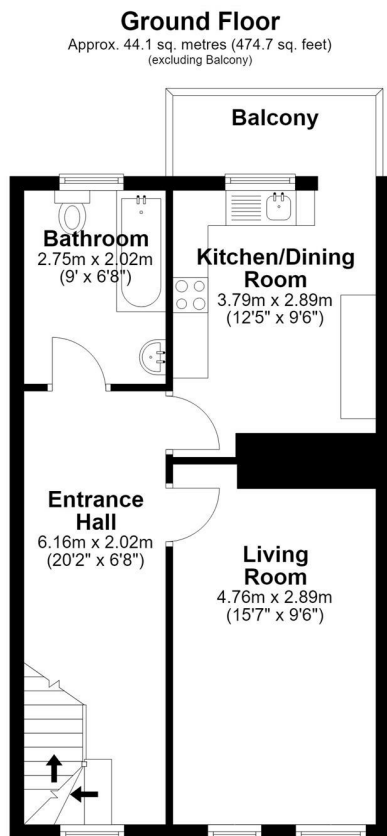




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Local Authority **Southend-on-Sea**
Council Tax Band **B**
EPC Rating **C**



Total area: approx. 77.7 sq. metres (836.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanUp.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.