



RONALD PARK AVENUE, WESTCLIFF ON SEA
£375,000 FREEHOLD

BEAUTIFULLY DECORATED AND REFURBISHED THREE-BEDROOM FAMILY HOME WITH A LOFT ROOM.

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DESCRIPTION:

Winkworth are delighted to bring to the market this beautifully decorated and refurbished three-bedroom family home with a loft room.

The accommodation comprises; entrance hall, large spacious open plan lounge area leading to a newly fitted kitchen, separate utility room with W/C and a lovely dining room/conservatory overlooking the rear garden.

To the first floor there are three bedrooms and a spacious family bathroom with separate shower, there is also 2nd floor loft room and a landscaped rear garden.

Local grammar schools are only a short walk away, as well as Chalkwell Station for commuters, Chalkwell Park, the hospital and the beachfront. Amenities and bus links are around the corner.

The property is offered with no-onward chain and an internal viewing is recommended

Front: - Picket fence with paved pathway and a low maintenance artificial lawn, bin store, bike store, overhanging front porch with an obscured double glazed composite front door leading to:

Entrance Hallway: - 4.59m x 1.73m (15'0" x 5'8"). Carpeted staircase rising to first floor landing with storage cupboard and storage area underneath, original cornice, picture rail, radiator, skirting, wood effect laminate flooring.

Utility/Wc: - 2.73m x 1.86m (8'11" x 6'1"). Obscured UPVC double glazed window to rear aspect, shaker style units both wall-mounted and

base level comprising; laminate work surfaces with space for washing machine and tumble dryer underneath, low-level w/c, vanity unit with wash basin and chrome mixer tap with tiled splashback, skirting and a tiled floor.

Lounge: - 5.11m x 3.85m (16'9" x 12'7"). UPVC double glazed bay fronted window with made to measure blinds, bespoke alcove storage unit with cupboard and shelving, original cornice and ceiling rose, picture rail, exposed brick feature wall, three conventional gas heated radiators with one electric modern vertical radiator, skirting, wood effect laminate flooring and an opening through to the kitchen.

Kitchen: - 3.75m x 3.64m (12'3" x 11'11"). UPVC double glazed door and window to rear aspect for dining room/conservatory access. New shaker style kitchen units both wall-mounted and base level comprising; undermount stainless steel sink with brushed nickel mixer tap set into quartz worktops with a routed drainer and tiled splashback, four ring burner Bosch induction hob with integrated Bosch oven and a hidden extractor over, integrated eye-level Bosch microwave, integrated fridge/freezer, pan drawers, two chicane corner pull-out cupboards, integrated AEG dishwasher, alcove storage units, skirting, wood effect laminate flooring.

Conservatory/Dining Room: - 3.12m x 2.90m (10'2" x 9'6"). Tinted UPVC double glazed French doors to rear aspect for garden access as well as windows to both rear and side aspects, electric radiator, skirting, wood effect laminate flooring.

First Floor Landing: - Further carpeted staircase

rising to top floor, skirting, carpet, doors to all rooms.

Bedroom One: - 5.05m x 3.62m (16'6" x 11'10"). UPVC double glazed bay fronted window with made to measure blinds, newly installed built-in wardrobes, three radiators, feature fireplace with ornate surround and tiling, skirting, wood effect laminate flooring.

Bedroom Two: - 3.77m x 3.64m (12'4" x 11'11"). UPVC double glazed window to rear aspect, feature fireplace, radiator, skirting, carpet.

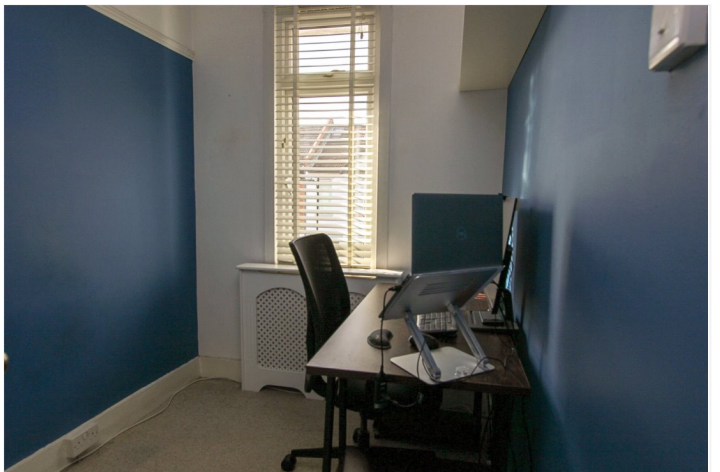
Bedroom Three: - 2.60m x 1.95m (8'6" x 6'4"). UPVC double glazed window to front aspect, radiator with decorative wooden cover, picture rail, skirting, carpet.

Four-Piece Family Bathroom: - 2.78m x 1.93m (9'1" x 6'3"). Obscured UPVC double glazed window to rear aspect, corner shower cubicle with drencher head and secondary shower attachment, low-level w/c, bathtub with chrome taps, pedestal wash basin with chrome taps, towel radiator, partial wall tiling and tile effect lino flooring.

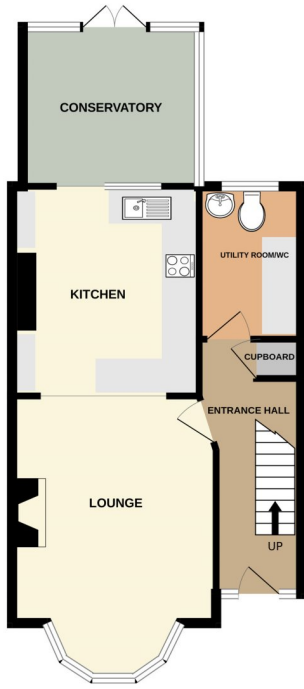
Stairs to 2nd Floor: -

Loft Room: - 4.27m x 3.70m (14'0" x 12'1"). Two double glazed Velux windows to rear aspect, built-in wardrobes, two eaves storage cupboards (one of which extends above front bay for ample storage), radiator, skirting, carpet. Restricted height.

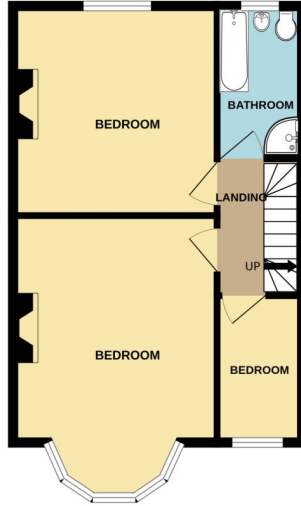
Rear Garden: - Commences with a paved patio and planting borders, the rest of the garden is laid to lawn with a rear paved seating area, fencing and storage area with sheds to remain.



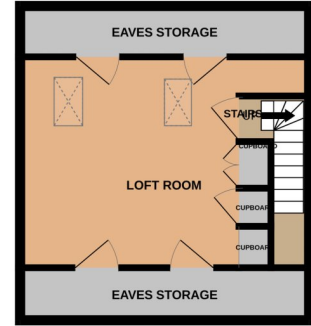
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	85
(69-80) C	
(55-68) D	70
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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