



Park Road, Westcliff-on-Sea

£185,000

home.

# 48 Park Road

Westcliff-on-sea  
SS0 7PQ



- Charming First Floor Apartment
- One Double Bedroom With En-Suite Bathroom
- Milton Conservation Area
- Lounge & Separate Fitted Kitchen
- Allocated Parking For One Vehicle
- Ideally Positioned For London Road & Hamlet Court Road Shopping & Mainline Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



Home Of Leigh are delighted to offer for sale this charming one bedroom first floor apartment located in an attractive double fronted period building in the heart of the sought after Milton Conservation area in Westcliff On Sea.

The accommodation comprises; lounge, separate fitted kitchen and a double bedroom with en suite bathroom, whilst externally the property benefits from allocated parking for one vehicle.

Located on a pretty tree lined road in the heart of the sought after Milton Conservation area, this perfect first time purchase is ideally positioned for the London Road and its array of shops and bus routes as well as Hamlet Court Road and mainline railway station giving direct access into London Fenchurch Street.





**Accommodation Comprises:**

The property is approached via secure entry phone system with stairs leading to the first floor with a private door leading to:

**Lounge:**

13'3 x 12'1

Sash window to rear aspect, wood laminate flooring, radiator, archway with steps down to the kitchen and door to bedroom.

**Kitchen:**

11'6 x 6'7

Sash window to rear aspect, fitted to include a modern sink unit with mixer tap, inset into a range of work tops with cupboards and drawers beneath, space for cooker, fridge/freezer and washing machine, wall mounted boiler (not tested), exposed floorboards, access to loft space.

**Bedroom:**

12'11 x 11'10

Sash window to front aspect, wood laminate flooring, radiator, door to:

**Bathroom:**

9'5 x 5'3

Sash window to front aspect, modern three piece suite comprising; bath with mixer tap, low level WC, pedestal wash hand basin, heated towel rail.



**Parking Facilities:**

The property benefits from allocated parking for one vehicle located to the rear of the building.

**Lease Information**

Lease: 123 years remaining

Ground Rent: £215 Per Annum

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



48

PARK LODGE  
48 PARK ROAD

FIRST FLOOR



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: A

£185,000

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home.



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