



Canewdon Road, Westcliff-On-Sea  
£1,350 Per Calendar Month

home.

# Coach House, 22a

Westcliff-On-Sea  
SS0 7NE

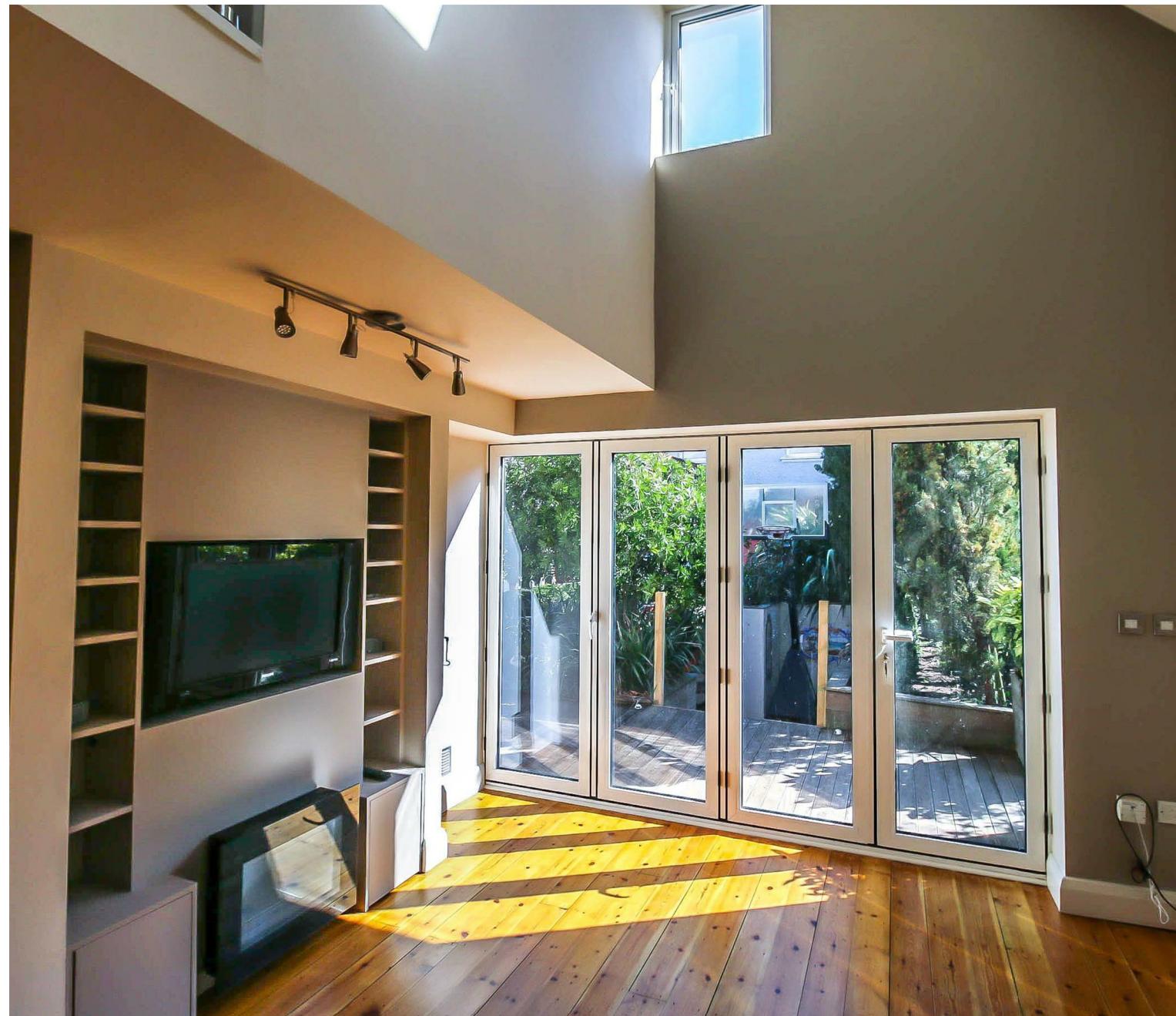


- Unique Detached House
- One Bedroom
- Sought After Residential Area
- Modern Kitchen
- Luxury Bathroom
- Ideally Located for Westcliff Mainline Railway Station & Local Amenities

## Interested?

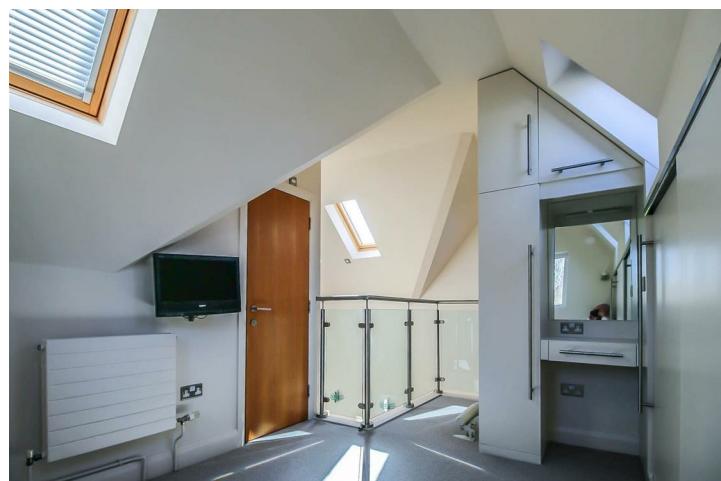
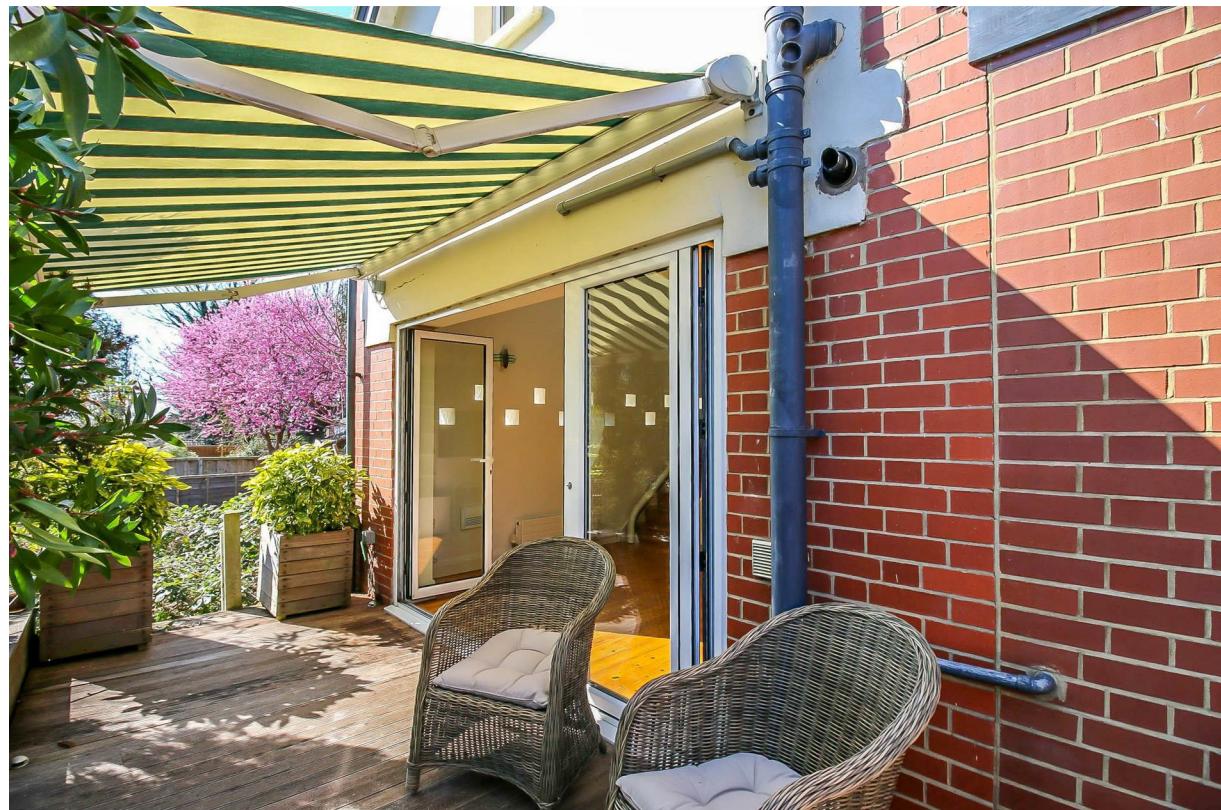
Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



# Property Overview

Home Estate Agents are privileged to offer for let this delightfully unique detached one bedroom house with modern features throughout located in a sought after established residential area. This property has just undergone complete redecoration, including the installation of a new high-specification bathroom and carpet. It is entirely self-contained and ideally located for Westcliff C2C railway station and local amenities. Available from the beginning of February.





#### Accommodation Comprises

The property is approached via a double glazed entrance door into:

#### Hallway

Wooden flooring, spotlights and light fitting, radiator.

#### Living Space

Wooden flooring, bi-folding doors, two Velux windows plus double glazed windows, Internet points, built in TV unit, gas fire, storage shelving, light fitting, large storage cupboard with coat hooks and light, alcove for dining space with power points.



#### Kitchen

Modern wall and base level units with wooden worksurfaces, integrated NEFF oven with five burner gas hob and extractor over, Zanussi washing machine, Miele dishwasher, large sink with drainer and taps, double glazed window, three Velux windows, tiled splashbacks, large LG American style fridge freezer, wall mounted Panasonic microwave.

#### Separate WC

Tiled flooring, sink unit with glass tiled splashbacks, double glazed obscure window, extractor, boiler.

#### First Floor

Fitted carpet, glass and metal balustrade and stairs, wall mounted lighting.

#### Bedroom

Carpeted, ample storage, dresser unit with plug sockets, three Velux windows with blinds, spotlights, double glazed window to rear, three sliding door wardrobes - two with rails and one with shelving, radiator. Door to:



#### En-Suite Bathroom

Tiled flooring and walls, large sink with towel radiator and shelving units above, modern WC, obscure Velux window, large shower with glass screen and hand held shower attachment, spotlights, large lighted mirror.

#### Externally

Private decking area with remote controlled awning.

#### Agents Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Detached

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

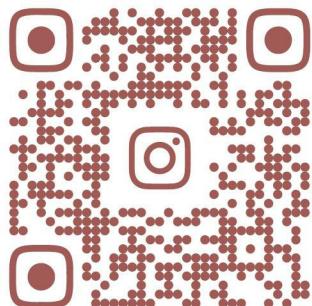
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# home.



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