

# Ist Call

## SALES AND LETTINGS



**Southview Drive, Westcliff-On-Sea, SS0 9QA**

**£165,000**

Offered with no onward chain and the full freehold to the property, this spacious one bedroom first floor flat also benefits from direct access to a west facing garden. With a spacious lounge and double bedroom the property also benefits from double glazed windows and gas central heating. Although in need of some cosmetic improvements, we feel the property offers great potential as either a first time purchase or a buy to let investment and viewing is recommended.

### Accommodation comprising

Own uPVC double glazed front door to...

### First Floor Landing

Staircase to first floor landing, radiator, loft access, doors off to...

### Lounge 16'5 x 11'1 (5.00m x 3.38m)



Double glazed bay window to front, radiator, feature cast iron fireplace, coved ceiling...

### Bedroom 13'6 x 11'1 (4.11m x 3.38m)



Double glazed door and window to rear, radiator, built in storage cupboard...

### Kitchen 8'4 x 6'6 (2.54m x 1.98m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, double glazed window to front...

### Bathroom



White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., radiator, tiled splashbacks, obscure double glazed window to rear...

### Externally





## Rear Garden

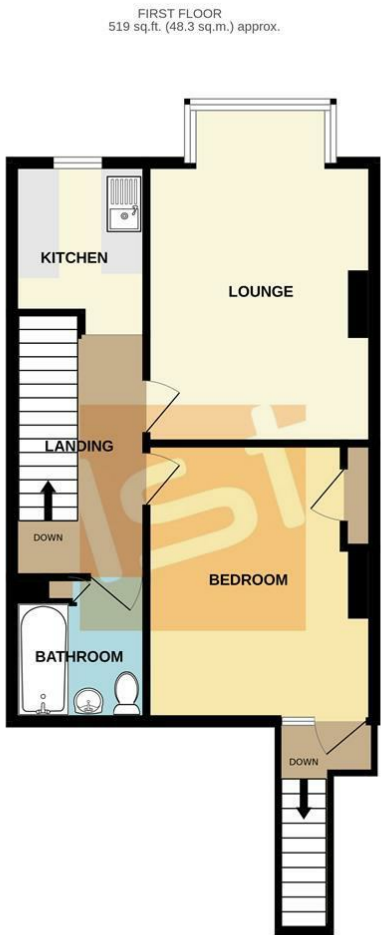


Own section of west facing rear garden accessed via staircase from bedroom...

### Agents Note

The property is being sold with the benefit of the Freehold title for the property although a new lease can also be created if required for lending purposes...

Floor Plan

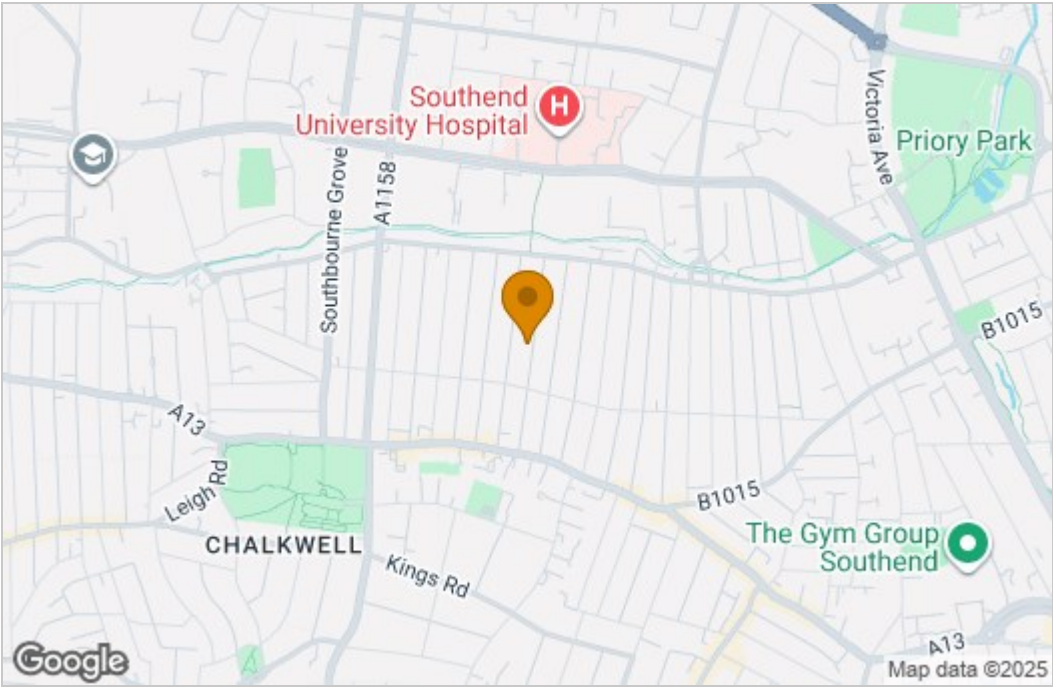


TOTAL FLOOR AREA : 519 sq.ft. (48.3 sq.m.) approx.

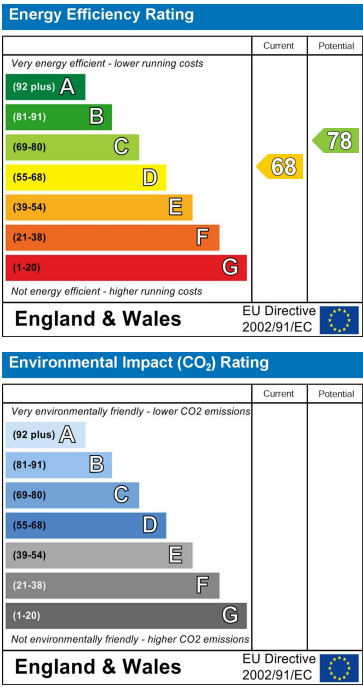
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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