

Ist Call

SALES AND LETTINGS



West Road, Westcliff-On-Sea, SS0 9DH

£240,000

Occupying the whole of the first floor of this attractive double fronted property we are delighted to offer this extremely spacious two double bedroom first floor flat benefitting from off street parking and a rear garden. Being offered with an extended lease and a 50% share of the freehold this well presented property offers a front lounge, separate dining area, two double bedrooms and a modern fitted kitchen and bathroom. Situated within easy access of Prittlewell rail station and the shopping facilities of Hamlet Court Road we would recommend viewing to appreciate the size and quality of the accommodation on offer.

Accommodation Comprising

Own front door to providing access to staircase to...

Spacious First Floor Landing



Spacious landing with built in laundry cupboard housing space and plumbing for washing machine and tumble dryer, smooth plastered ceiling, doors off to...

Lounge 15'6 into bay x 14'4 < 11'3 (4.72m into bay x 4.37m < 3.43m)



Large double glazed bay window to front, radiator, feature cast iron fireplace with timber surround, dado rail, smooth plastered ceiling...



Bedroom 1 15'6 x 12'2 into bay (4.72m x 3.71m into bay)



Large double glazed bay window to front, two radiators, smooth plastered ceiling...





Bedroom 2 14'9 into bay x 11' (4.50m into bay x 3.35m)



Double glazed bay window to rear, radiator, boarded fireplace with timber surround...



Dining Area 9'3 x 5'10 (2.82m x 1.78m)



Double glazed window to rear, radiator, doorway to...

Kitchen 9'3 x 6'8 (2.82m x 2.03m)



Range of modern fitted base units with contrasting working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and extractor hood over, matching range of wall mounted units, cabinet underlighters, tiled splashbacks, double glazed window to rear...



Bathroom 9'8 x 5'4 (2.95m x 1.63m)



Modern white suite comprising panelled 'P' bath with mixer tap and shower attachment, glazed shower screen, vanity wash hand basin, low level W.C., fitted storage cupboard, heated towel rail, tiled splashbacks, smooth plastered ceiling, obscure double glazed window to rear...

Externally

Front Garden

Providing off street parking space...

Rear Garden

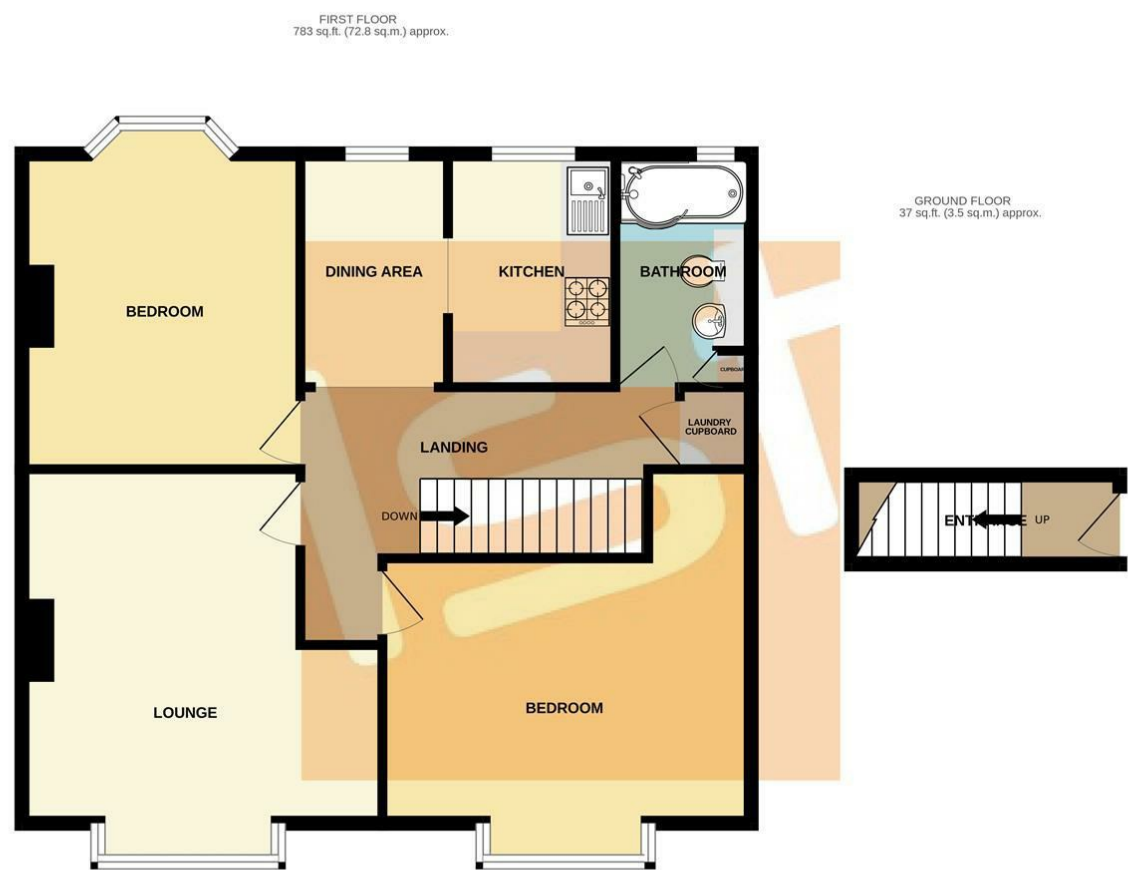


Own rear garden approx. 45' in depth accessed via gate to side of property, mostly laid to lawn with paved patio area, timber shed to remain...

Agents Note

We understand that the seller will be extending the lease as part of the sale process and the property is also being sold with the advantage of a 50% share of the freehold, contact the selling agent for further information...

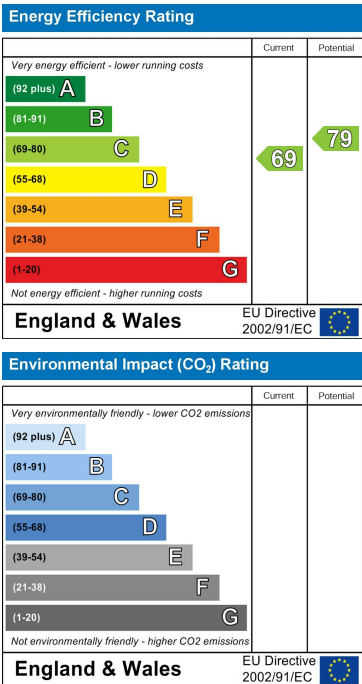
Floor Plan



Area Map



Energy Efficiency Graph



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