

# Ist Call

## SALES AND LETTINGS



### Cossington Road, Westcliff On Sea, SS0 7NJ

**£170,000**

Immaculate 1-bed first floor flat in prime Westcliff location! 11'1" lounge, modern kitchen, shower room, no chain. Walk to Hamlet Court Road, station & seafront. Perfect first-time or investment buy!

Perfectly positioned in one of Westcliff's most vibrant locations, this immaculately presented one-bedroom first floor apartment places you at the heart of the action. The renowned shopping, dining, and entertainment scene of Hamlet Court Road is on your doorstep, while Westcliff railway station and the stunning seafront are just a leisurely stroll away. Offered with no onward chain for a seamless purchase, this well-designed property maximizes space and modern comfort throughout. The welcoming 11'1" lounge creates a comfortable living environment, while the contemporary fitted kitchen combines style with functionality for modern living. The comfortable double bedroom provides peaceful accommodation, complemented by a stylish modern fitted shower room with quality fixtures and finishes. The location truly sets this property apart - whether you're seeking morning beach walks, vibrant café culture, or excellent transport links for London commuting, everything is within easy walking distance. This creates an effortless lifestyle where work, leisure, and urban amenities are all at your fingertips. This represents an outstanding opportunity for first-time buyers seeking quality accommodation in a prime location, or investors looking for a rental property with exceptional appeal to young professionals who value lifestyle and connectivity. We strongly recommend an internal viewing to appreciate the quality presentation and unbeatable location this excellent apartment offers.



### Accommodation Comprising

Front door leading to communal entrance lobby with staircase to first floor landing. Own front door to...

### Entrance Hall



Laminate flooring, doors off to...

### Lounge 11'8" x 11'1" (3.56 x 3.38)



Double glazed bay window to front, radiator, coved ceiling, door to bedroom, open plan to...



### Kitchen 8'11" x 4'8" (2.72 x 1.42)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel electric hob with oven below and extractor hood over, space and plumbing for washing machine, matching wall mounted units, tiled splashbacks...



### Bedroom 10'3" x 9'0" (3.12 x 2.74)



Double glazed window to front, radiator...

## Shower Room



Suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks and flooring, built in storage cupboard...

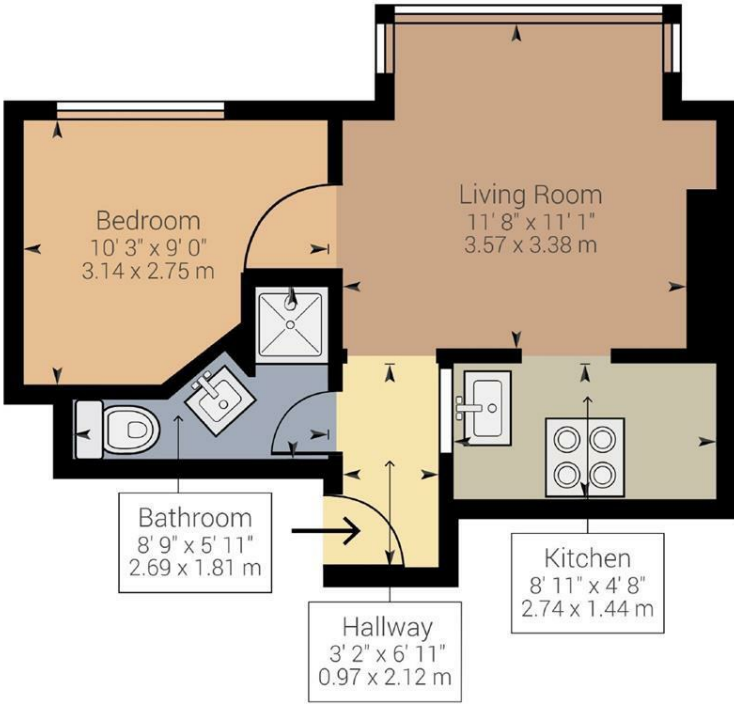
## Externally



Shared garden to rear of property...



Floor Plan



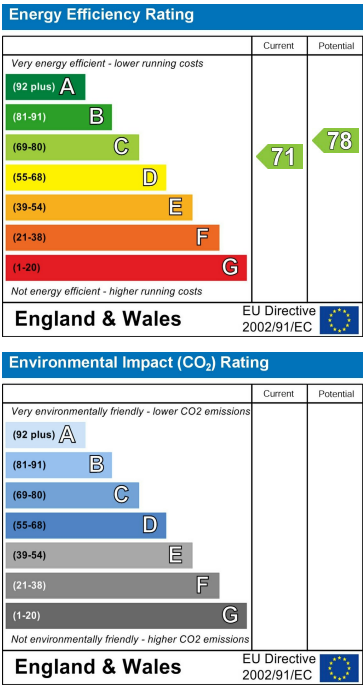
Approximate net internal area: 316.01 ft² / 29.36 m²  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Area Map



Energy Efficiency Graph



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