

# Ist Call

SALES AND LETTINGS



## Ailsa Road, Westcliff-On-Sea, SS0 8BL

**£110,000**

14a Ailsa Road, Westcliff on Sea, SS0 8BL

We are acting in the sale of the above property and have received an offer of £114,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**\*\* CASH BUYERS ONLY DUE TO LOW REMAINING LEASE TERM (60 Years) \*\*** A one bedroom ground floor flat situated south of London Road close to both Hamlet Court Road and Westcliff rail station. Offered with no onward chain the property requires some refurbishment and comprises an open plan lounge/ kitchen, bedroom and bathroom and we believe offers great potential.

### Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with own front door to...

### Entrance Hall

Security entryphone handset, doors off to...

### Lounge/ Kitchen 15'3 into bay x 14'9 (4.65m into bay x 4.50m)



Large bay window to front, radiator, range of fitted base units with toning roll edged 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, wall mounted boiler (not tested), tiled splashbacks...



### Bathroom 8'4 x 4'11 (2.54m x 1.50m)



Suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., tile effect panelled splashbacks, radiator, obscure double glazed window to side...

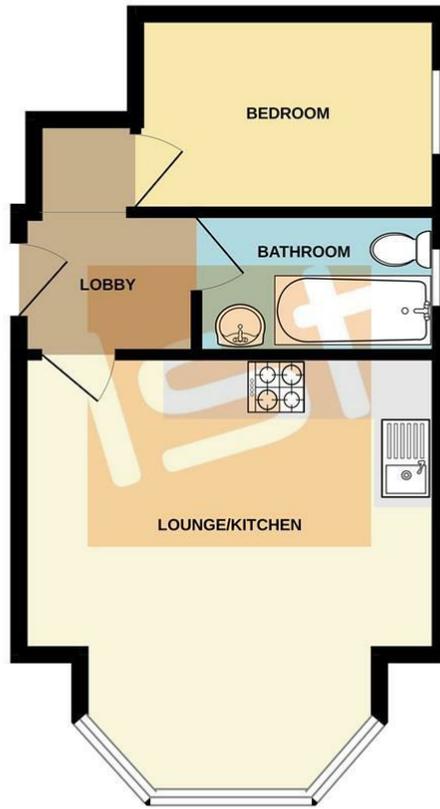
### Bedroom 10'5 x 6'11 (3.18m x 2.11m)



Double glazed window to side, radiator...

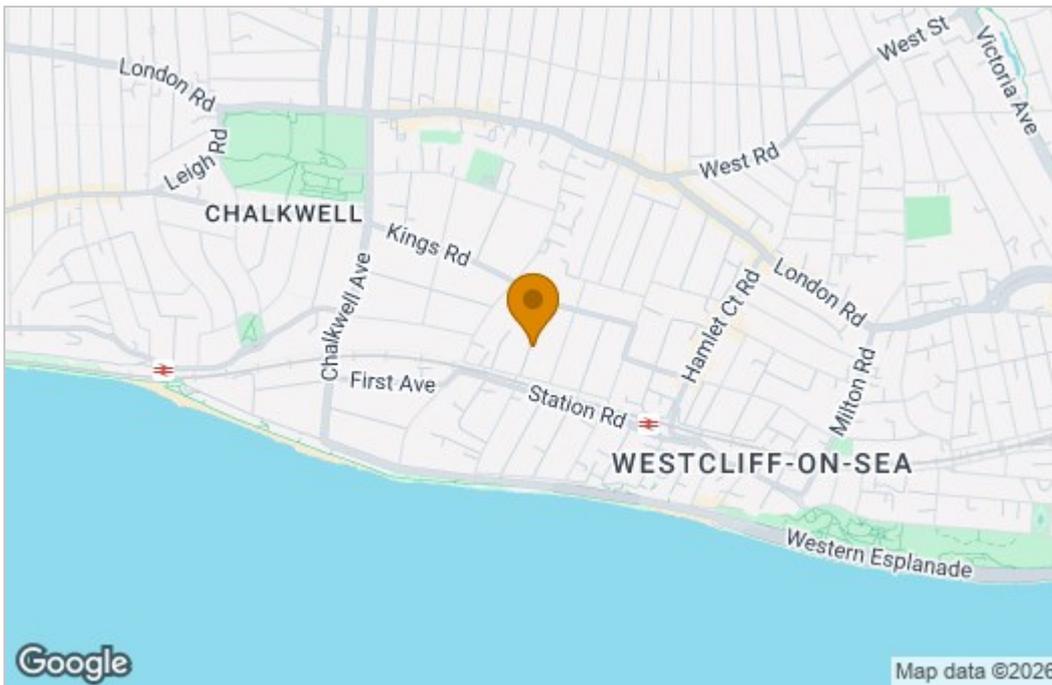
# Floor Plan

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.

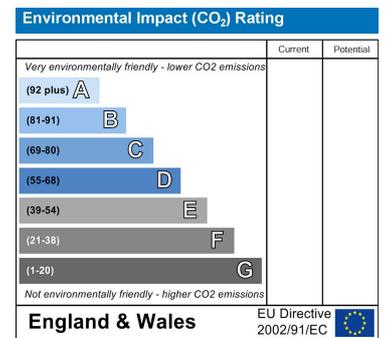
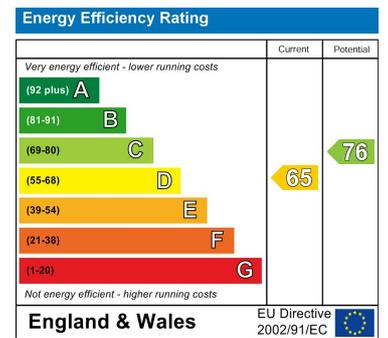


TOTAL FLOOR AREA : 347 sq.ft. (32.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix ©2025

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.