1st Call
SALES AND LETTINGS

Westborough Road, Westcliff-On-Sea, SS0 9DR

£125,000 - Leasehold

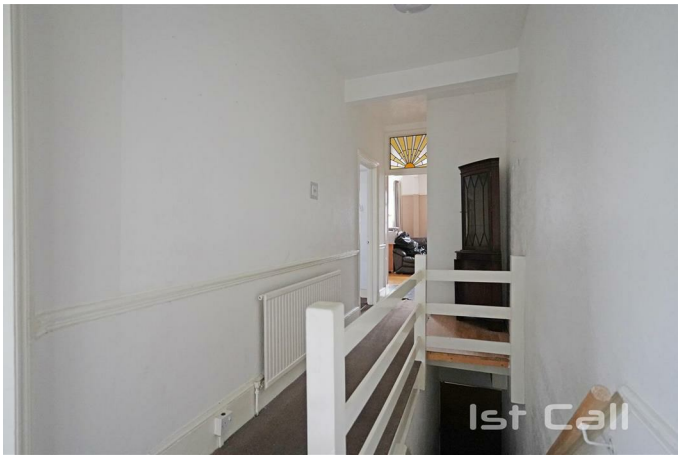
PUBLIC NOTICE 1st Call Sales & Lettings are now in receipt of an offer for the sum of £110,000 for 29a Westborough Road, Westcliff on Sea, SS0 9DR. Anyone wishing to place an offer on this property should contact (1st Call Sales & Lettings, 193 Woodgrange Drive, Southend on Sea, SS1 2SG - 01702 616416) before exchange of contracts.

** CASH BUYERS ONLY DUE TO LOW REMAINING LEASE TERM (58 YEARS) ** A spacious one bedroom first floor flat being offered for sale with no onward chain. 17'5 lounge, double bedroom, fitted kitchen and bathroom. Fully double glazed, gas central heating (not tested), staircase to loft storage space, direct access to own rear garden. Situated in great location offering easy access to Southend City Centre and rail stations.

Accommodation Comprising

Front door leading to communal entrance lobby with own front door to...

First Floor Landing



Staircase to first floor landing, radiator, dado rail, doors off to...

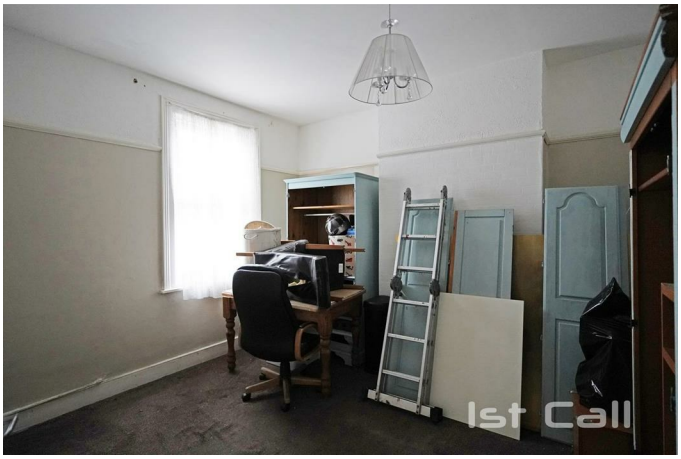
Lounge 17'5 x 15'8 into bay (5.31m x 4.78m into bay)

Double glazed bay window to front, additional double glazed window to front, radiator, laminate wood flooring, picture rail, staircase to...

Loft Room 16'2 x 12'2 (4.93m x 3.71m)

Loft storage space and not considered a habitable room with two skylight windows to front, laminate wood flooring, wall mounted electric heater...

Bedroom 12'11 x 11'6 (3.94m x 3.51m)



Double glazed window to rear, radiator, picture rail...

Bathroom

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

Kitchen 10'9 x 10' max overall (3.28m x 3.05m max overall)

Range of fitted base units with wood block working surfaces over, inset single drainer sink unit, integrated stainless steel gas hob with oven below and extractor canopy over, space and plumbing for washing machine, space for fridge/ freezer,

matching range of wall mounted units, built in cupboard housing gas central heating boiler and hot water cylinder (not tested), tiled splashbacks, double glazed door and window to rear...

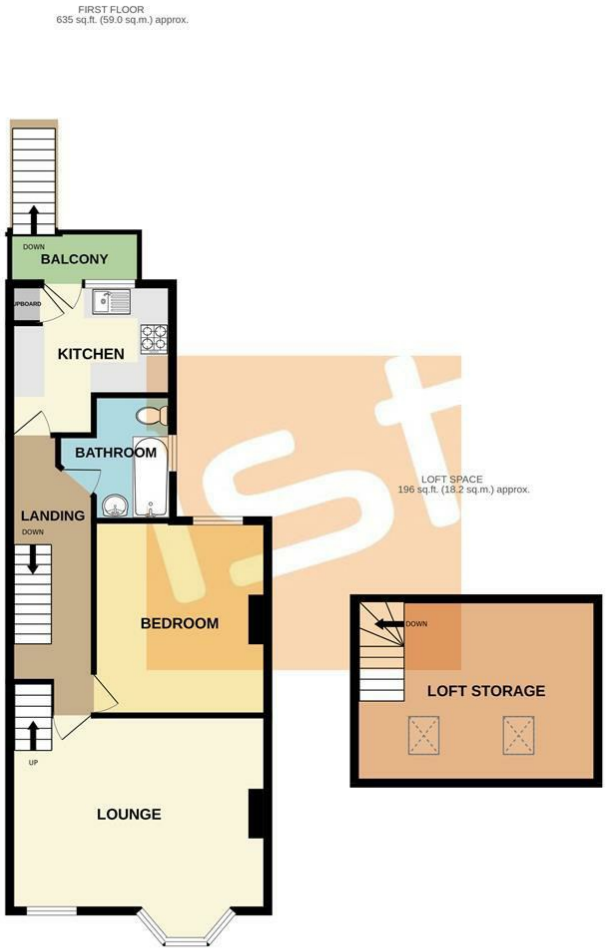
Externally

Rear balcony accessed from the kitchen with stairs leading down to...

Rear Garden

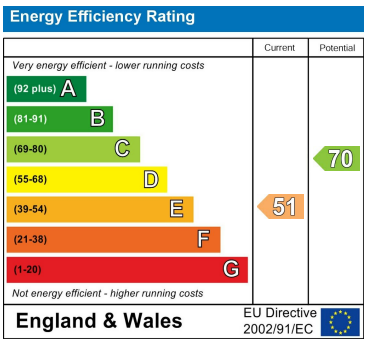
Own section of rear garden...

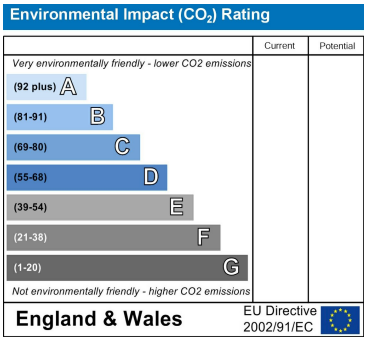
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

193 Woodgrange Drive, Southend On Sea, Essex, SS1 2SG
Tel: 01702616416 Email: info@1stcallproperty.com https://www.1stcallproperty.com