

Ist Call

SALES AND LETTINGS



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

£395,000 - Freehold

This attractive freehold investment comprises two self-contained apartments, both currently let with tenants in situ, providing immediate income from day one. The strategic location close to the Palace Theatre, the vibrant Hamlet Court Road shopping and dining scene, and Westcliff railway station ensures strong and consistent tenant demand. Currently generating £2250 per calendar month, the property consists of a recently refurbished 1-bedroom ground floor flat with rear garden and a self contained 2-bedroom flat occupying the first floor. This represents an exceptional opportunity to acquire a fully let, income-generating freehold investment in one of Southend's most desirable rental markets.

PRIME RESIDENTIAL INVESTMENT OPPORTUNITY

Freehold multi-let property generating £2,250 per month (£27,000 per annum) with excellent rental yield in a highly sought-after Westcliff location.

Investment Overview

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Property Configuration

Ground Floor: One-bedroom apartment
Recently refurbished to a high standard
Private access to rear garden - a valuable tenant amenity
Modern presentation throughout

First Floor: Two-bedroom apartment
Well-proportioned accommodation
Strong rental appeal to professionals and couples

Investment Highlights

Immediate Income: £2,250 PCM (£27,000 PA) with sitting tenants
Freehold Ownership: Complete control with no lease restrictions or ground rent
Prime Location: Excellent transport links and urban amenities ensure consistent rental demand
Recent Improvements: Ground floor refurbishment enhances value and tenant retention
Dual Income Streams: Two separate units provide diversified rental income and flexibility

Location Benefits

The property's position in this popular Westcliff location provides excellent fundamentals for long-term capital growth and sustained rental demand. Proximity to the railway station makes it particularly attractive to London commuters, while nearby entertainment and shopping facilities appeal to young professionals.

Ideal For

Experienced investors seeking immediate cash flow, first-time landlords looking for a turnkey investment, or those building a residential property portfolio in a proven location.

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GROUND FLOOR FLAT

Accommodation Comprising

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

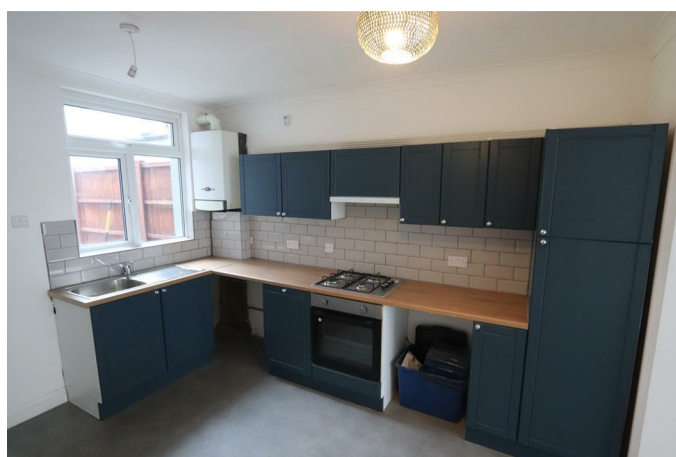
Lounge 15'3 x 11'10



Double glazed bay window to front, radiator, coved ceiling, opening to...



Fitted Kitchen 8'4 x 6'3



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below and extractor fan over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, radiator, double glazed window to rear...

Lobby

Double glazed door to rear garden, doors off to...

Bathroom



Modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level W.C., marble effect panelling to all walls...

Bedroom 10'1 x 9'8 (3.07m x 2.95m)



Double glazed window to rear, radiator, coved ceiling...

Externally



Rear garden approx. 40' in depth, fenced to all boundaries...

FIRST FLOOR FLAT

Accommodation Comprising...

Entrance Lobby

Radiator, staircase to first floor with understairs storage area...

First Floor Landing

Radiator. loft access, doors off to...

Lounge 14'3 x 10'1 (4.34m x 3.07m)

Double glazed bay window to front, radiator, coved ceiling...

Bedroom 2 7'1 x 5'9 (2.16m x 1.75m)

Double glazed window to front, radiator...

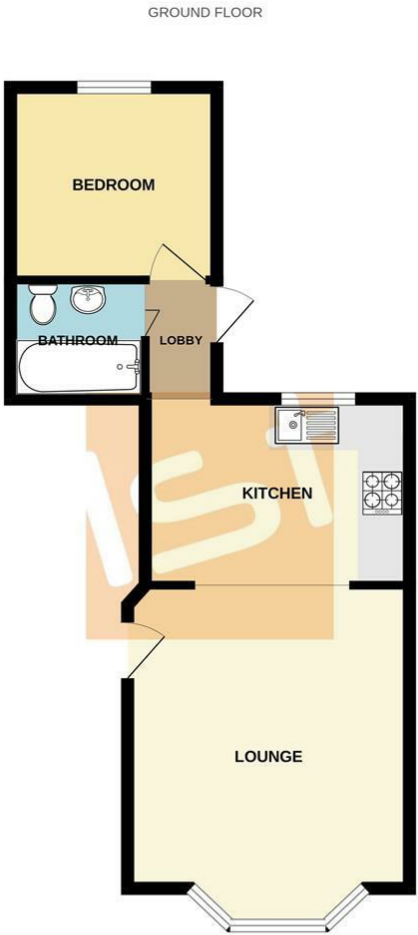
Bedroom 1 12'5 x 10'1 (3.78m x 3.07m)

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

Kitchen 10' x 9'11 (3.05m x 3.02m)

Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated gas hob with oven below, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, window to rear...

Floor Plan

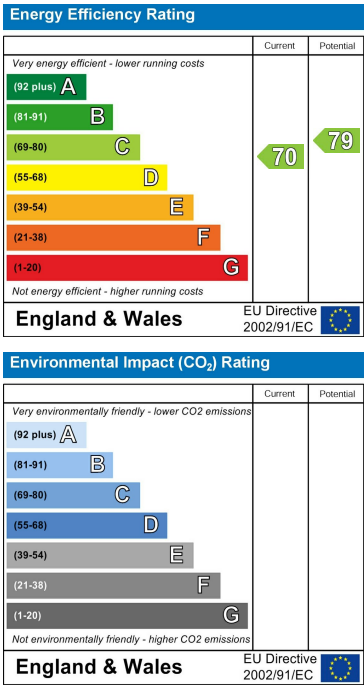


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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