



A rare opportunity has arisen to purchase this seventeen-bedroom hotel, situated in a beautiful location on the doorstep to the seafront. The property is arranged over three floors and has an internal area of 4,759 sq ft and the benefit of lift access. The building sits prominently on Grosvenor Road and boasts stunning from sea views and within walking distance to Westcliff-on-Sea train station. The hotel which stopped trading in 2019, is in need of internal modernisation and has the potential to be converted into six to seven flats (S.T.P) or could be converted back to two residential semi detached houses (S.T.P). Being situated within this seaside resort, on the north shore of the lower Thames Estuary about 34 miles east of London, this superb opportunity is not to be missed.

- Huge development opportunity (S.T.P)
- Seventeen bedrooms
- En-suite to all rooms
- Parking for six vehicles
- Doorstep to the seafront
- 4,759 square footage
- Accommodation over three floors
- Lift access
- Rear garden
- Walking distance to C2C train station

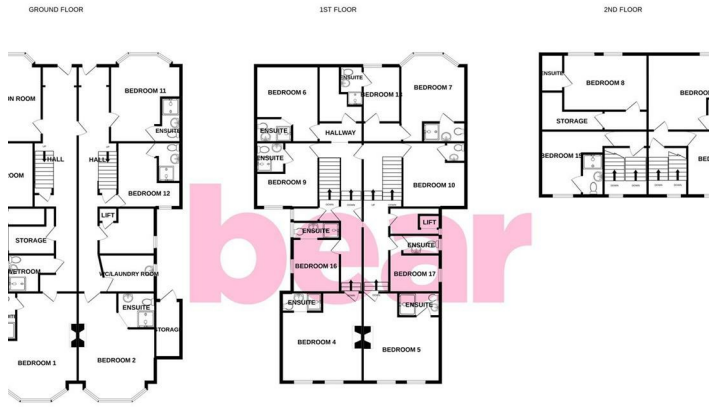
## Grosvenor Road

Westcliff-on-Sea

**£1,050,000**



# Grosvenor Road

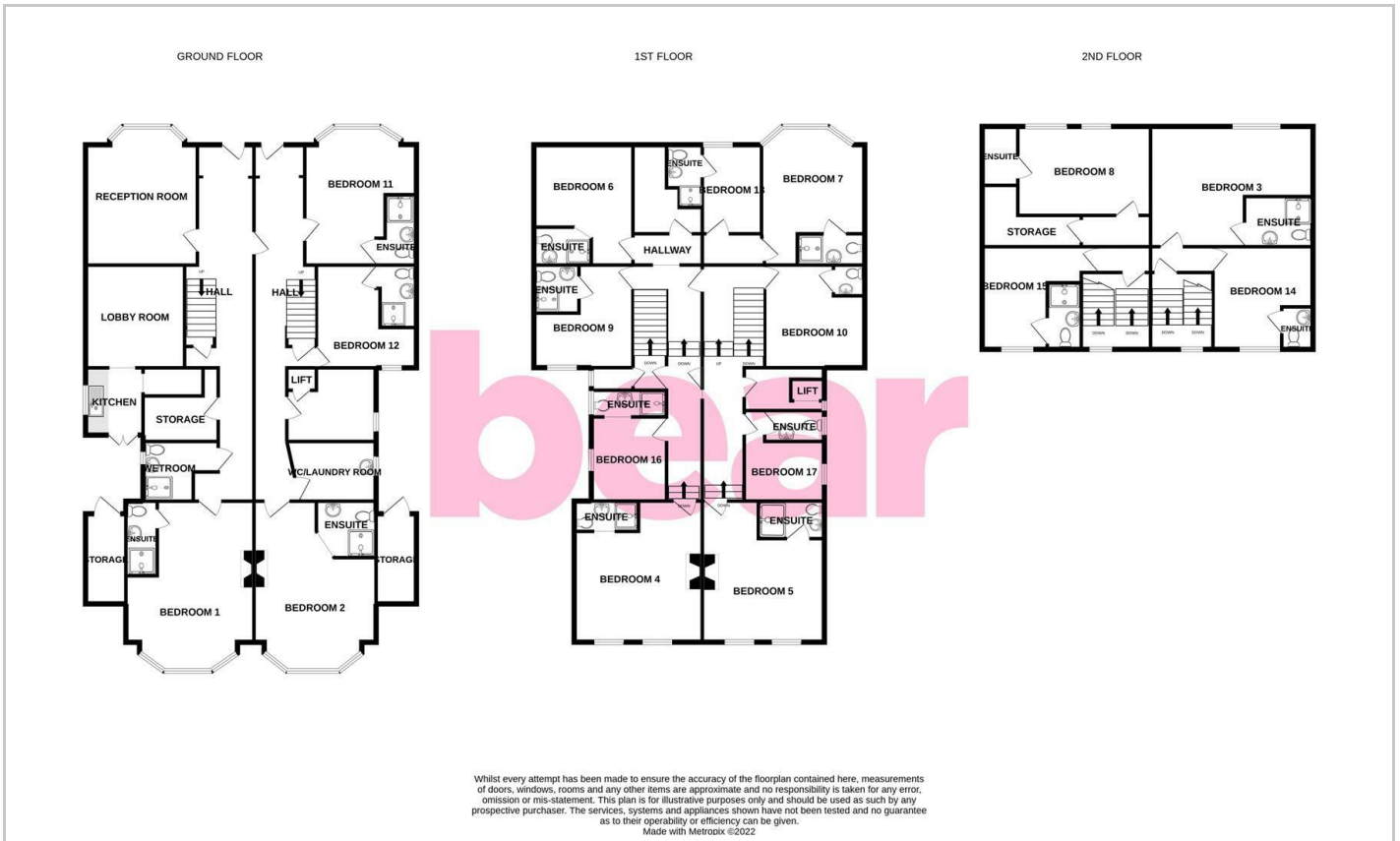


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are to be tested and no guarantee as to their operability or efficiency can be given.  
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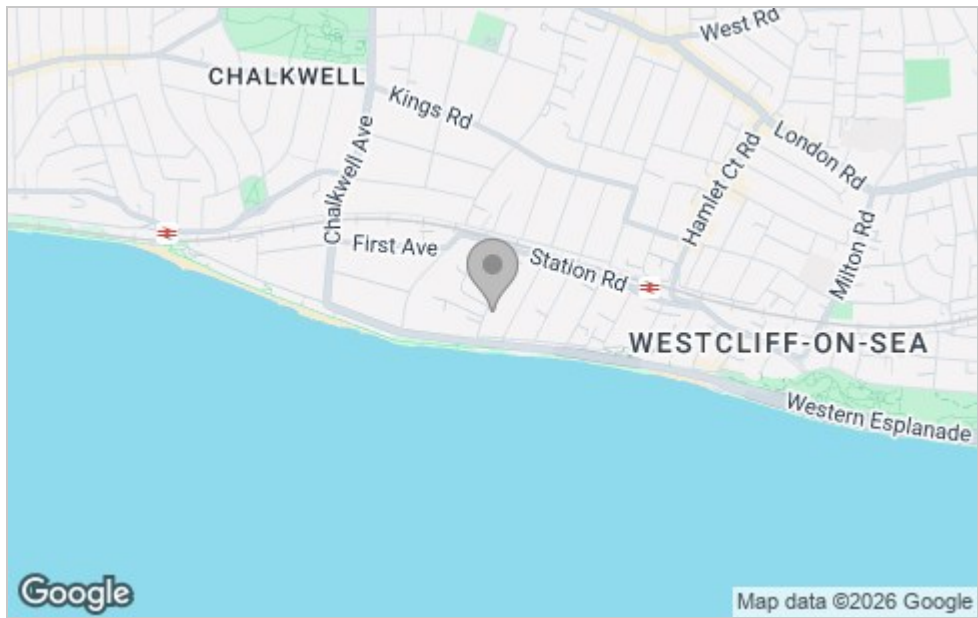


# Floor Plan



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# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	