



\*\* 50% SHARE OF FREEHOLD \*\* 220,000 - 240,000 \*\*

Delightful two double bedroom flat positioned in a sought after location on the Westcliff/Chalkwell borders. Located South of the London Road to offer convenient access to amenities. Benefitting from the option to buy with freehold and a section of the rear garden.

- Two double bedroom first floor flat
- Section of rear garden
- Large loft with potential to extend to extend (STPP)
- An abundance of character
- Excellent first time purchase
- Offered with no onward chain
- Double glazing and gas central heating
- Sizeable entrance hallway
- Sizeable bay fronted lounge
- Close to amenities and travel links

## Cotswold Road

Westcliff-On-Sea

**£220,000**

Price Guide



# Cotswold Road



Presenting an excellent opportunity for first time buyers, is this delightful two bedroom flat. The property is located in a central Westcliff location to offer amazing access to a wealth of amenities. The nearby Hamlet Court Road offers a delightful selection of shops and eateries, whilst the nearby Westcliff Train Station offers direct access into Central London. Both the seafront and Chalkwell Park are easily reachable as is the salubrious Leigh Broadway.

Internally the property is spacious and light-filled throughout. Accessed via a sizeable entrance hall, the living space comes in the form of a sizeable bay-fronted lounge, alongside a bright and airy kitchen. A sizeable master bedroom offers excellent storage, with a good sized second bedroom and family bathroom concluding the accommodation. The property has excellent storage facilities and a large loft which offers the potential to convert (STPP). The property is offered with no onward chain and has the opportunity to purchase with freehold for the building. An internal viewing comes highly recommended.

## **Hallway**

**Kitchen**  
9'3 x 8'5

**Bathroom**  
8'5 x 7'8

**Bedroom**  
12'3 x 10'2

**Lounge**  
17'0 x 12'7

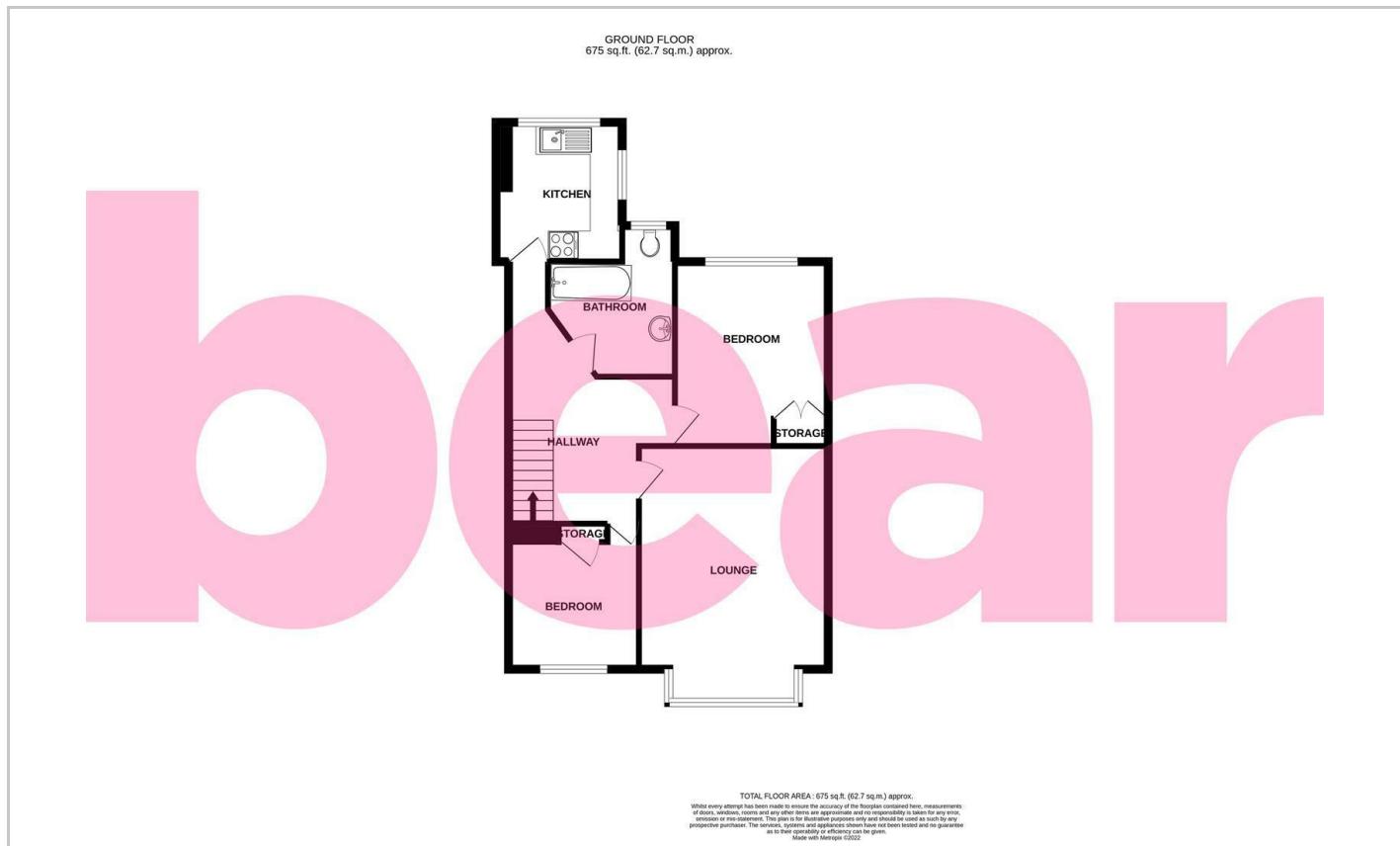
**Bedroom**  
9'8 x 8'8

## **Storage**

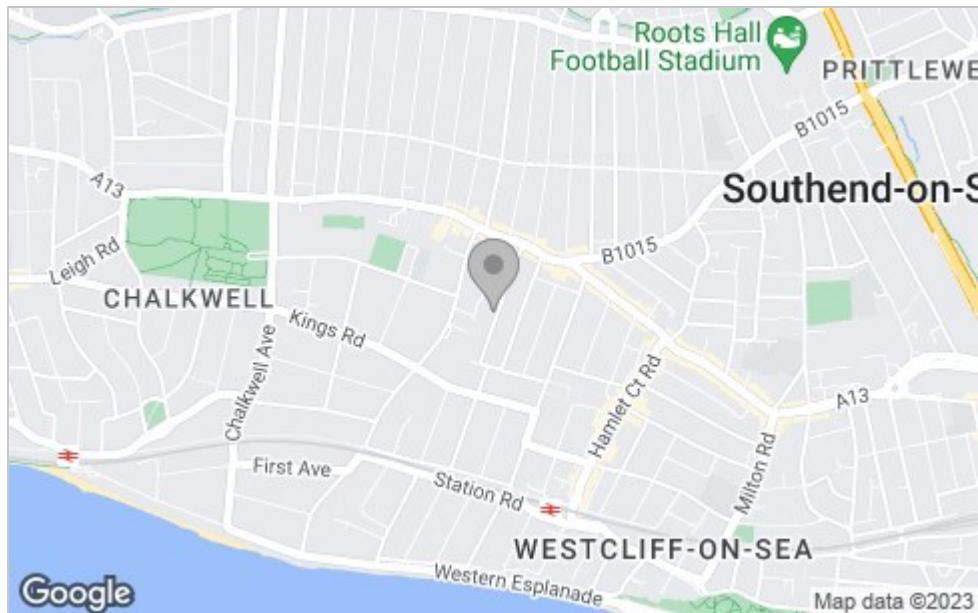
**Garden**



## Floor Plan



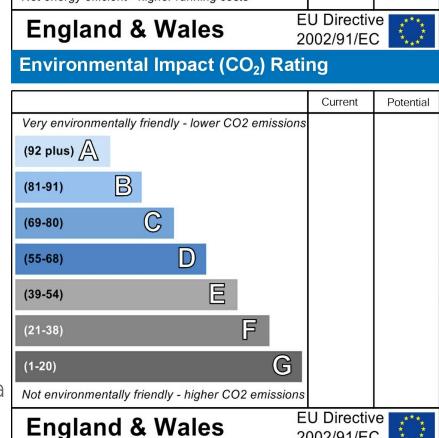
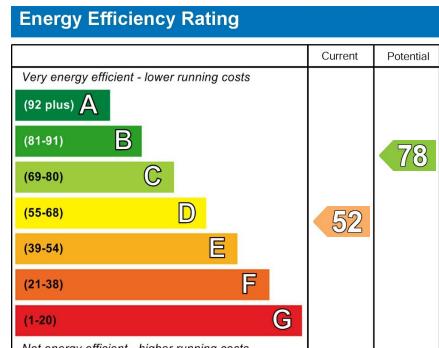
## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

## 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.