



# TO LET

**Station Road,  
Westcliff-On-Sea SS0 8SP**

**£2,200 PCM Deposit Required - £2,538 Council Tax Band -**

- FOUR BEDROOM FAMILY HOME
- MODERN THROUGHOUT
- FOUR MODERN BATHROOMS
- MODERN KITCHEN WITH ISLAND
- INTEGRATED BOSCH APPLIANCES
- INTEGRAL GARAGE
- HEATED VIA AIR SOURCE HEAT PUMP & UNDER FLOOR HEATING
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO LOCAL BEACH
- CALL NOW TO ARRANGE A VIEWING

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

Appointmoor are pleased to offer to the market this BRAND NEW TOWN HOUSE. As you enter you have on the GROUND FLOOR there is an internal garage, a double bedroom and a modern shower room. The first floor has two double bedrooms both have en-suites and Juliette Balcony, a further single bedroom and additional THREE PIECE BATHROOM SUITE. The

second floor offers a spacious open plan living room/kitchen with Bosch Appliances, a w/c and 5th double bedroom. Additionally, to the top floor there is a well sized roof terrace with artificial grass and composite decking. The house is heated by an air source heat pump and electric under floor heating. Please call now to arrange an accompanied viewing.



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

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

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY