



# TO LET

**Westcliff Avenue,  
Westcliff-On-Sea SS0 7QR**

**£1,400 PCM**

- Private Garden
- Conservation Area
- Ground Floor Flat
- Two Double Bedrooms
- Character Features Throughout
- Close To Westcliff Station
- Close To Seafront
- Permit Parking Available
- Viewings Highly Recommended
- Call For Further Details

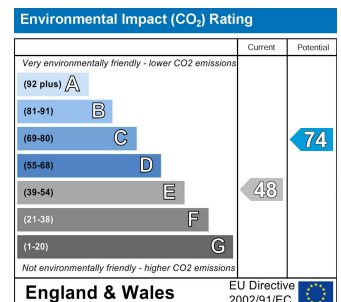
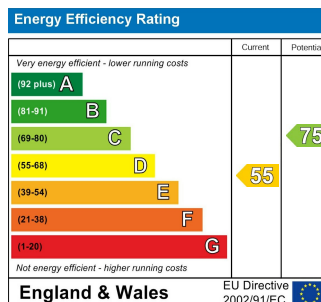
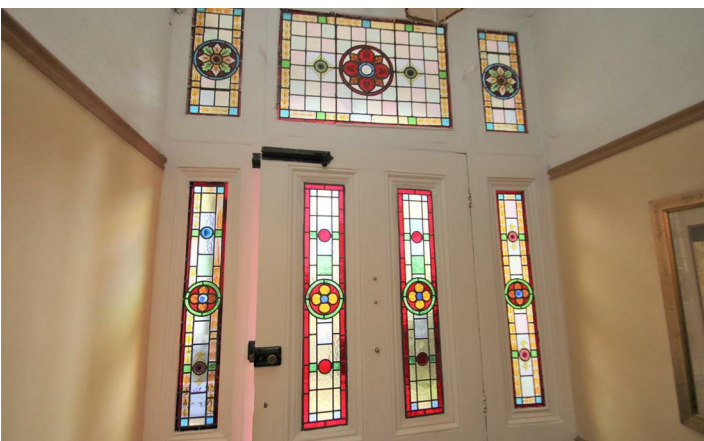
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**appointmoor**

# Description

Stunning GROUND FLOOR FLAT located on the popular conservation area in Westcliff on Sea. The property has some beautiful character features and has been tastefully decorated throughout. Consists of a good size double bedroom with large bay window, lounge with Victorian fireplace, modern fitted kitchen with separate utility area and three piece bathroom

suite. PRIVATE REAR GARDEN. Very convenient location for the seafront, cliff gardens, shops, restaurants, Cliffs Pavilion and and Westcliff Stations.



**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**