



TO LET

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

£2,400 PCM Deposit Required - £2,769 Council Tax Band - E

- FIVE BEDROOM HOUSE
- ACCESS TO GARAGE
- JULIETTE BALCONY TO BEDROOMS
- ROOF TERRACE WITH DECKING AREA
- STYLISH BATHROOMS & EN-SUITES
- MODERN FITTED KITCHEN
- INTEGRATED BOSCH APPLIANCES
- SPACIOUS FAMILY HOUSE
- EPC RATING C
- CALL NOW TO ARRANGE A VIEWING

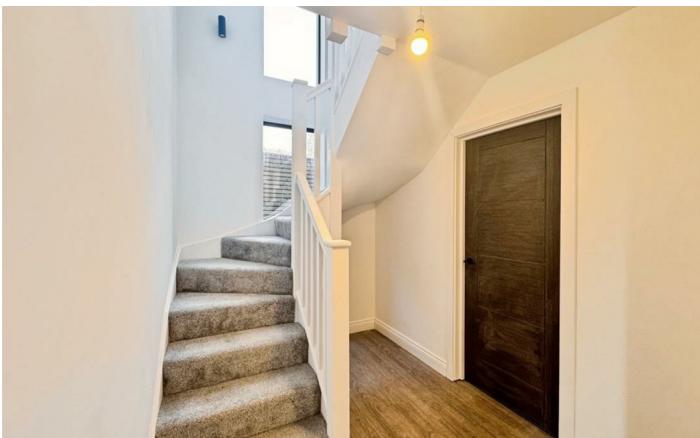
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Description

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>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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 CO₂ emissions</i>			
England & Wales		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