



FOR SALE

**Westcliff Park Drive,
Westcliff-On-Sea SS0 9LN**

£180,000 Leasehold

- CASH BUYERS ONLY
- VACANT NO CHAIN
- First Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- Separate Kitchen
- Bathroom & WC
- Hallway Storage Cupboards
- Close to London Road
- Refurbishment Needed

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

CASH BUYERS ONLY. Two double bedroom first floor flat in a converted house in a central Westcliff location, close to the London Road and local amenities with good travel links. From the communal hallway is a front door leading upstairs to the property. The hallway has two good size storage cupboards and doors to all rooms. To the front is a large lounge/diner with

dual aspect windows and fitted alcove cupboard, two double bedrooms, separate kitchen and bathroom with separate WC. VACANT, NO ONWARD CHAIN.

Entrance

Front door into communal hallway with further front door leading upstairs to property.

Hallway

Fitted carpet, two good size storage cupboards, loft hatch and doors to all rooms.

Lounge/Diner

17'11 x 14'3 (5.46m x 4.34m)

Large reception room with double glazed bay window to front aspect and two further double glazed windows to front and rear. Fitted carpet, coving cornice, radiator and fitted alcove cupboard.

Bedroom 1

11'9 x 10'10 (3.58m x 3.30m)

Double bedroom with double glazed window to rear aspect, fitted carpet, radiator and coving cornice.

WC

Separate WC with single glazed obscure window to side aspect and laminate flooring.

Bathroom

8'2 max x 5'6 (2.49m max x 1.68m)

Suite of panel enclosed bath with overhead shower and pedestal wash hand basin. Laminate flooring, chrome heated towel rail and double glazed window to side aspect.

Kitchen

8'8 x 6'3 (2.64m x 1.91m)

Kitchen with laminate flooring, double glazed window to side, fitted units, tiled splash backs and pace for appliances. Wall mounted boiler.

Bedroom 2

11'5 x 10'9 (3.48m x 3.28m)

Double bedroom to rear aspect with fitted carpet, radiator and double glazed bay window.

Tenure

New lease on completion
Council Tax Band - A





1ST FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 864 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| 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 | | 53 | 65 |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | 47 | 60 |
| England & Wales | EU Directive 2002/91/EC | | |

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. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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