



FOR SALE

**Canewdon Road,
Westcliff-On-Sea SS0 7HD**

Offers In Excess Of £150,000 Leasehold Council Tax Band - A 559.70 sq ft

- Situated On The Ground Floor
- A Spacious One Bedroom Apartment
- Communal Off Street Parking
- In Excess Of 160 Years Remaining On The Lease
- Large Three Piece Family Bathroom Suite
- Double Glazing And Gas Central Heating
- Situated Only A Short Walk To The Mainline Station And Seafront
- Communal Outdoor Space
- Charming Period Building
- Vendors Have Found a New Home

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

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Description

****CONTACT APPOINTMOOR ESTATE AGENTS TO BOOK YOUR VIEWING****
Welcome to this charming one-bedroom ground floor apartment located on Canewdon Road in the desirable area of Westcliff-On-Sea. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers or those seeking a convenient rental opportunity.

Upon entering, you will find a modern and thoughtfully designed kitchen flowing through to a well-appointed lounge/diner that provides a welcoming space for relaxation and entertaining. The bedroom is generously sized and benefits from built-in wardrobes, ensuring ample storage space while maintaining a tidy appearance. The property is double glazed and gas central heated throughout.

The apartment boasts a spacious three-piece bathroom, providing both functionality and style. With a lease in excess of 160 years, you can enjoy

peace of mind regarding your investment for many years to come.

Additionally, the property includes access to a communal off-street parking area, offering convenience for residents and their guests.

Situated in Westcliff-On-Sea, this apartment is ideally located close to local amenities, transport links which include mainline station on the C2C line, and the beautiful coastline, making it a perfect retreat for those who appreciate both urban and seaside living.

This ground floor apartment is a wonderful opportunity not to be missed. Arrange a viewing today to experience the charm and convenience this property has to offer.

Entrance

Communal single glazed obscure door to entrance, carpet flooring, wooden door to entrance.

Internal Hallway

Wooden flooring to entrance, pendant lighting.

Lounge/Diner

16'2 x 12'9 (4.93m x 3.89m)
Wooden flooring, radiator, double glazed windows to side aspect, coving to ceiling, pendant lighting.

Kitchen

12'9 x 8'0 (3.89m x 2.44m)
Wooden flooring, double glazed window to side aspect, base & wall units, partially tiled splash back, rolltop worksurface incorporating stainless steel sink & drainer, 4 point electric hob with extractor over, integrated oven, space for fridge/freezer, extractor, spotlight lighting.

Bathroom

13'1 x 12'9 (3.99m x 3.89m)
Tiled flooring, tiled walls, double glazed obscure window to side aspect, panelled bath with shower system over, hand basin, W/C, extractor, coving to ceiling, ceiling mounted lighting.

Bedroom

13'1 x 9'5 (3.99m x 2.87m)
Carpet flooring, radiator, double glazed window to side aspect, coving to ceiling, storage cupboard, pendant lighting.

Exterior

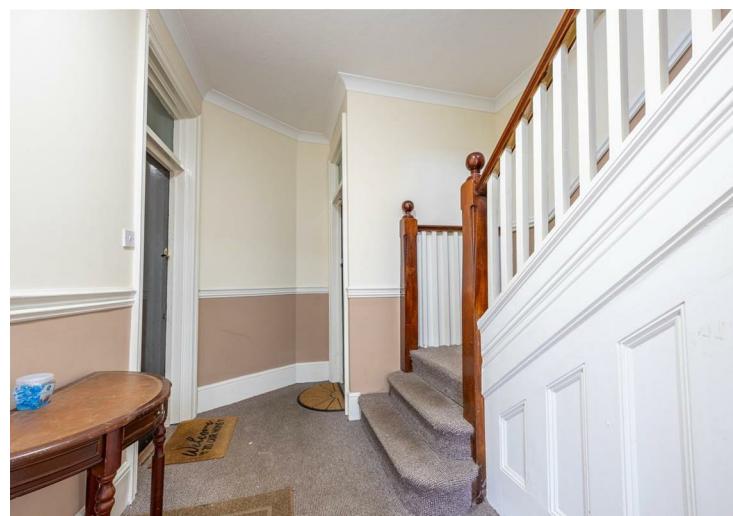
Concrete paved with allocated parking space for one vehicle.

School Catchment

St Bernard's High School
Milton Hall Primary School and Nursery
Barons Court Primary School and Nursery

Lease Details

162 years remaining on the lease
Advised by the vendor - Service Charge £1449 per year - Ground Rent - £200 per year





Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
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		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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