



# FOR SALE

**Cobham Road,  
Westcliff-On-Sea SS0 8EA**

**£189,995 Leasehold**

- Ground Floor Apartment
- 1 Double Bedroom
- Large Lounge with Bay Window
- Fitted Galley Kitchen
- Three Piece Bathroom
- Allocated Parking Space
- Ideal for Westcliff Station
- Convenient for Local Amenities
- Short Walk to Seafront

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

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## Description

Ground floor one bedroom apartment in a popular Westcliff location just moments from the seafront with an allocated parking space! This well apportioned apartment has a large lounge to the front aspect with bay window, fitted galley style kitchen, double bedroom to rear aspect with fitted cupboard and three piece white suite bathroom. Beautiful original wood

flooring, high ceilings with coving and gas central heating. Benefitting from an allocated parking space to the front aspect and located just a short walk from the seafront and rail station. viewing advised.

### Entrance

Communal entrance door to hallway and further front door into property.

### Hallway

Front door into hallway with original wood floor, coving, light fixture and radiator. Doors to all rooms.

### Lounge

Spacious lounge to front aspect with double glazed bay window, wooden floor, radiator, coving and dado rail.

### Kitchen

Fitted kitchen with double glazed window to side, part tiled walls and coving. Base units with a wooden work surface and wall shelving, ceramic butler sink with mixer tap, wall mounted boiler and space for washing machine and cooker.

### Bedroom

Double bedroom to rear aspect with window to rear, wooden floor, coving and radiator. Fitted storage cupboard.

### Bathroom

Three piece white suite comprising of WC, pedestal wash hand basin and bath with overhead shower. Tiled walls, radiator and double glazed window to side.

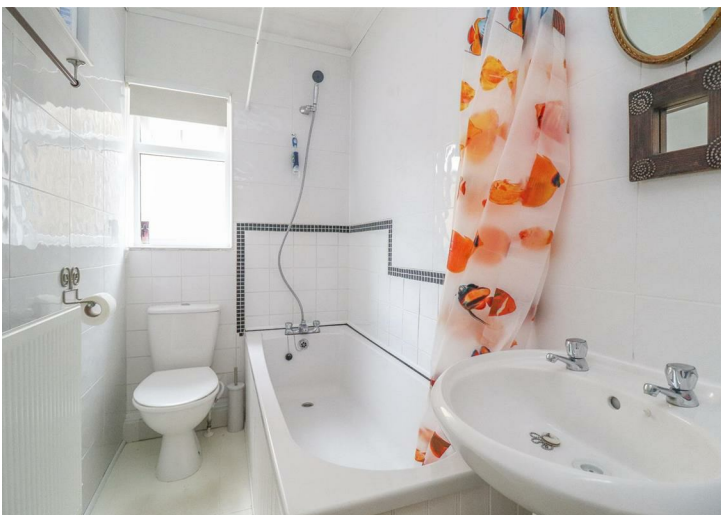
### Parking

One allocated parking space to front.

### Tenure

Leasehold - 85 years remaining  
Council Tax Band - B  
Ground rent £250 p/a  
Service Charge - None - works splits between leaseholders as needed



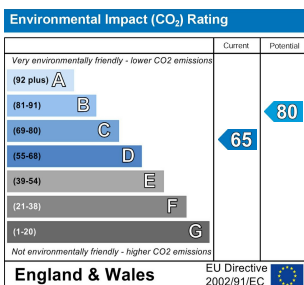
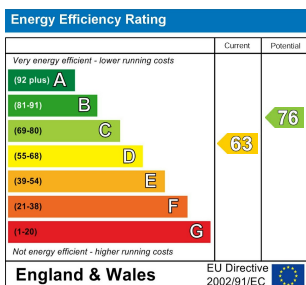


GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.





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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