



# FOR SALE

**Ailsa Road,  
Westcliff-on-Sea SS0 8BJ**

Asking Price £220,000 Leasehold

- 2 Double Bedrooms
- Allocated Parking
- Quirky and Character Filled
- Communal Garden
- Balcony to Front Aspect
- Close to Local Amenities
- Long Lease
- 5 Minute Walk to Westcliff Station
- Short walk to Seafront
- Viewing Advised

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

**appointmoor**

## Description

Unique and quirky character 2-bedroom ground & first floor property in the heart of Westcliff, just a short walk from Westcliff station, local amenities and the seafront. This property is a maisonette over two floors with the large character filled lounge, separate kitchen and 3-piece bathroom to the ground floor and two double bedrooms to the first floor. Both

bedrooms have fitted storage and bedroom two has a balcony to the front aspect. The property benefits from an allocated off-street parking space to the front and access to the well-kept communal rear gardens. The property is complete with a long lease and viewing is highly advised.

### Communal Entrance

#### Hallway

Tiled flooring, hanging light fixture, radiator, skirting, space for storage and doors to all rooms.

#### Lounge

15'09 x 13'05 (4.80m x 4.09m)

Original wooden floorboards, original bay window with original stained glass to front aspect, coving, original skirting, radiator and stair case.

#### Kitchen

10'07 x 7'04 (3.23m x 2.24m)

Mixture of low level and wall mounted units, combi boiler, window to side aspect, tiled splash backs, integrated electric oven and gas hob, extractor fan, space for dishwasher, space for washer dryer, tiled flooring and fixed light fixture.

#### Bathroom

6'11 x 6'05 (2.11m x 1.96m)

Tiled flooring, part tiled walls, original obscure windows to side aspect, WC, hand wash basin, bath tub with shower attachment above, heated towel rail, spot lights and fixed lighting fixture.

#### Upstairs Landing

Fitted carpet, skirting, hanging light fixture and doors to both bedrooms.

#### Bedroom One

12' x 11'06 (3.66m x 3.51m)

Fitted carpet, skirting, picture rails, storage & wardrobe cupboard, large radiator, large double glazed windows to front aspect and hanging light fixture.

#### Bedroom Two

10'11 x 10'03 (3.33m x 3.12m)

Fitted carpet, skirting, hanging light fixture, fitted storage cupboard, radiator and double glazed UPVC door leading on to balcony.

#### Balcony

Front aspect balcony with glimpses of the Estuary and original wooden railings.

#### Garden

Communal garden to rear.

### Parking

1 allocated parking space to front aspect.

### Tenure

Leasehold 199 years 1985

Ground rent £50

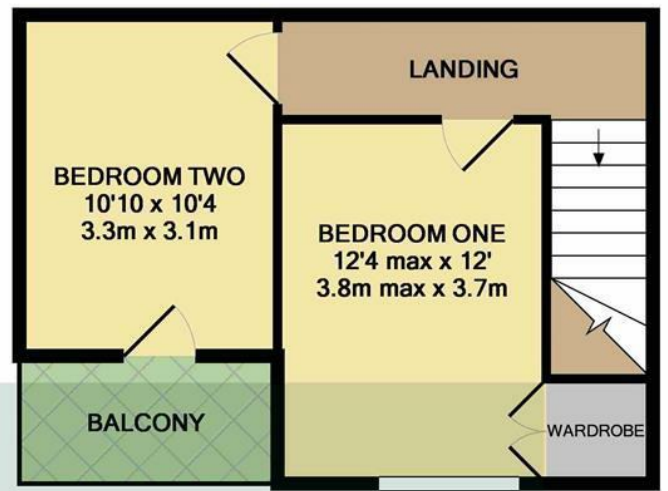
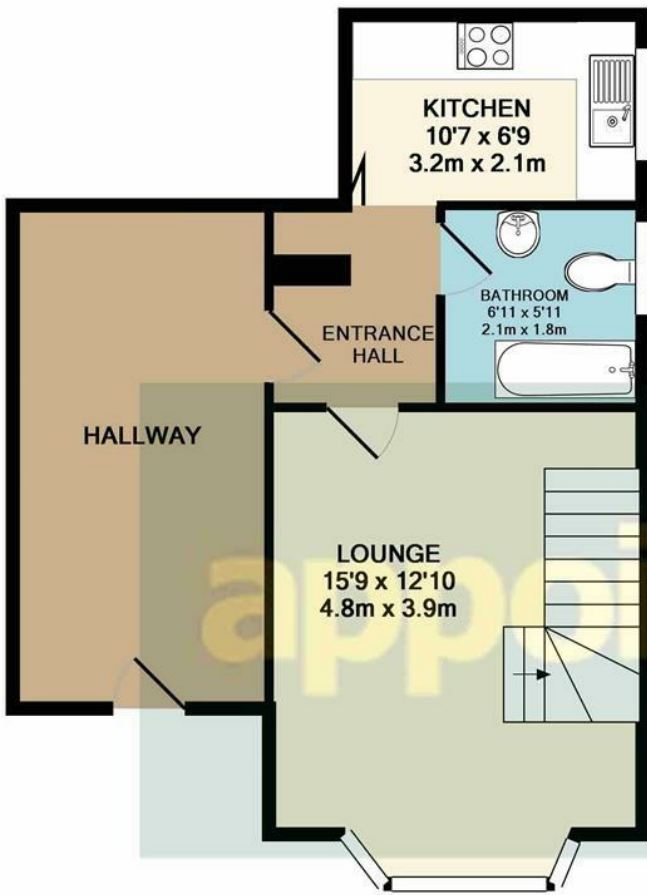
£970 service charge Approx

£340 building ins Approx









1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 507 SQ.FT.  
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 820 SQ.FT. (76.2 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) <b>A</b>      |           |           |
|   | (81-91) <b>B</b>        |           |           |
|   | (69-80) <b>C</b>        |           |           |
|   | (55-68) <b>D</b>        |           |           |
|   | (39-54) <b>E</b>        |           |           |
|   | (21-38) <b>F</b>        |           |           |
|   | (1-20) <b>G</b>         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
|   |                         | <b>48</b> | <b>81</b> |
| England & Wales                             | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b>      |           |           |
|   | (81-91) <b>B</b>        |           |           |
|   | (69-80) <b>C</b>        |           |           |
|   | (55-68) <b>D</b>        |           |           |
|   | (39-54) <b>E</b>        |           |           |
|   | (21-38) <b>F</b>        |           |           |
|   | (1-20) <b>G</b>         |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |           |
|   |                         | <b>44</b> | <b>81</b> |
| 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 APPOINTMENT ESTATES ONLY**

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