



FOR SALE

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

£254,500 Leasehold

- Large 2 Bedroom Apartment
- Within a 5 Minute Walk Of Westcliff Train Station
- Close Proximity To Hamlet Court Road
- Oozing With Original Character And Charm
- Long Lease
- Garden
- Double Glazed Throughout
- Fantastic Size Lounge Diner
- Distant Estuary Views
- Viewing Advised

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

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Description

Appointmentmoor Estates are proud to bring to the sales market this large 2 bedroom apartment situated in the heart of Westcliff On Sea.

The property is located within a stones throw of Hamlet Court road and Westcliff On Sea train station offering a 50 minute direct line to London's Fenchurch Street station.

The property is comprised of a very large lounge diner to the

front aspect benefiting from a balcony offering distant estuary views, large double bedroom with side and rear aspects, kitchen with access to rear garden, good size family bathroom and large double bedroom to rear aspect.

There is potential after some works to sign off the loft rooms upstairs as a large double bedroom and en-suite shower room.

Please contact the office for any further information and viewing access.

Entrance

Communal front entrance with door leading to stairs to first floor flat.

199 Year lease from 1978

£25 Ground per annum

Approx £150 per annum building insurance

Landing

Fitted carpet, skirting board, large radiator, fitted light fixture, stairs to loft rooms and doors to all rooms.

Lounge Diner

Original wood floorboards, skirting board, hanging light fixture, open fire place, large radiator, large double glazed bay window to front aspect and double glazed UPVC door leading to balcony.

Balcony

Accessed via lounge diner, south facing balcony with distant estuary views, black railings.

Bedroom 2

Original wood floorboards, skirting board, dual aspect double glazed windows, radiator, fitted storage cupboard and fixed light fixture.

Bedroom 1

Original wood floorboards, large dual aspect double glazed windows, skirting board, radiator and hanging light fixture.

Bathroom

Wood effect laminate flooring, part panelled and tiled walls, hand wash basin, WC and panelled bath tub with deck shower attachment. Large doubled window to side aspect.

Kitchen

Wood effect laminate flooring, mixture of low level and wall mounted kitchen cabinetry, stainless steel sink and draining board, integrated oven and 4 ring gas hob, space for fridge freezer and washing machine, double glazed door leading to stairs accessing the garden.

Loft rooms

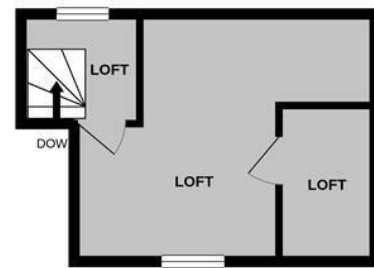
Stairs from landing accessing two loft rooms, one room is fitted as a bathroom. With some works these spaces can be signed off as a large double bedroom and en-suite.

Tenure



FIRST FLOOR
841 sq.ft. (78.1 sq.m.) approx.

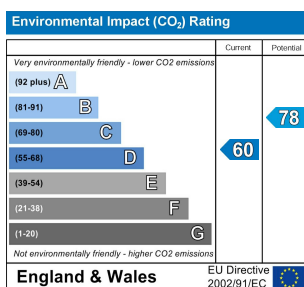
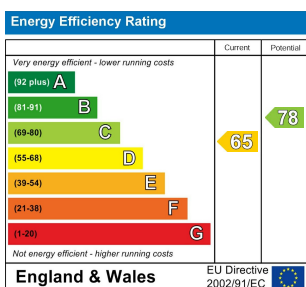
TOP FLOOR
220 sq.ft. (20.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1061 sq.ft. (98.5 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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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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

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