

FOR SALE

Hamlet Court Road,
Westcliff-On-Sea SS0 7EX

Guide Price £230,000 Leasehold Council Tax Band - D

796.00 sq ft

- Guide Price: £230,000 - £245,000
- Over 60's Two Bedroom Retirement Apartment
- Off Street Parking In Private Communal Car Park
- Generous Lounge/Diner With Space For Multiple Sofas
- Private Balcony, Perfect To Enjoy Your Morning Cup Of Tea
- Steps Away From Westcliff Train Station For Easy Transport
- Two Generously Sized Double Bedrooms
- Spacious Living Spaces Throughout
- Close To The Seafront And Amenities
- Close To Hamlet Court Road Shops And Cliffs Pavilion Theatre

Description

Guide Price £230,000 - £240,000
From the moment you step inside, this immaculately kept second floor over 60's apartment invites you into a spacious, light filled haven. With two generously sized double bedrooms, a three piece suite bathroom and a vast open plan lounge/diner that opens onto a private balcony, the layout offers a harmonious balance of space, function and comfort for modern living.

Enjoy the calm and charm of beautifully maintained communal areas, where green gardens and seating areas provide tranquil spaces to unwind. With plentiful off-street parking in the communal car parks and a thoughtfully managed environment, the building offers both convenience and a sense of community.

Located opposite Westcliff train station and just minutes from the beach, the location is ideal for both work and leisure. Enjoy a variety of local shops, cafes, and eateries on Hamlet Court Road, or spend your evenings at the nearby Cliffs Pavilion Theatre, this address offers lifestyle and location in equal measure.

Measurements
Lounge/Diner
22'7 x 10'0 (6.89m x 3.07m)
Kitchen
8'0 x 7'7 (2.44m x 2.33m)
Bedroom 1
19'3 x 12'11 (5.89m x 3.94m)
Bedroom 2
15'9 x 10'0 (4.82m x 3.05m)
Bathroom
6'9 x 5'8 (2.07m x 1.75m)
Balcony
12'8 x 4'11 (3.88m x 1.51m)

Interior
Step through the door into a neatly presented second floor apartment that welcomes you with a spacious hallway, setting the tone for the comfort and functionality that lies within. A well-appointed three-piece bathroom is conveniently located on the left, offering both practicality and style. Straight ahead, the generously sized bedroom 1 features built-in wardrobes and ample room for additional furnishings, catering to all your storage needs without compromising comfort and living space. Continue along the hallway and you'll find bedroom 2, another sizeable double room with plenty of natural light and direct access to your very own private balcony, the perfect morning retreat. The heart of the home lies in the expansive lounge/diner, a versatile, airy space that easily accommodates multiple sofas and dining table, ideal for hosting or simply relaxing in comfort. From here, you flow seamlessly into a compact and functional kitchen, complete with wall and base units, integrated appliances. With clean and well kept finishes throughout, this home makes for an elegant sanctuary that you'll be sure to look forward to calling your own.

Exterior
This apartment is nestled within a well maintained residential block, offering a pleasant and peaceful setting. The communal areas are thoughtfully landscaped, featuring green garden spaces and benches for residents to enjoy sunny afternoons or a quiet moment with a book. Surrounding communal car parks ensure parking is always stress free, whether you're arriving home or welcoming guests. The building benefits from internal lifts, communal lounges, laundry rooms and guest facilities.

Location
Perfectly positioned for convenience and lifestyle, the property is just a short walk from Hamlet Court Road, offering an excellent range of cafes, restaurants, and retail shops. Westcliff train station is located just across the road with bus links also nearby, providing direct and swift transport links. Fancy a walk by the sea? You're within easy reach of the seafront, where sand and coastal breezes await. Plus, the Cliffs Pavilion Theatre is nearby for a fantastic variety of live performances, giving your evenings a cultured twist.

Tenure
Leasehold.
Years remaining: 105
Annual ground rent: £460
Annual service charge: £5000










BOSCH

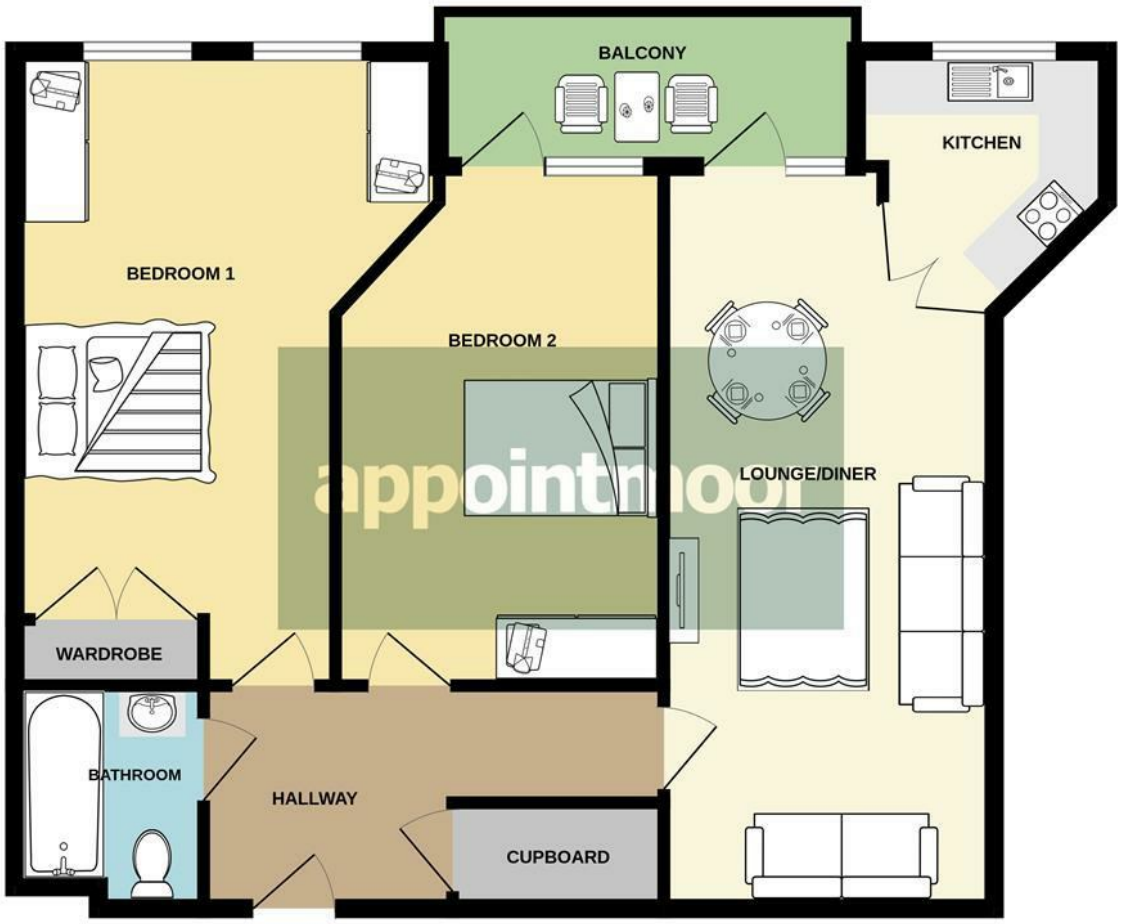




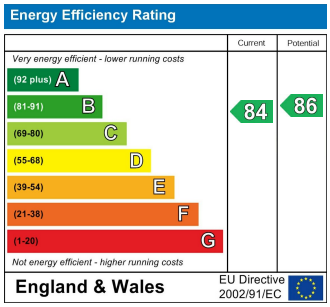


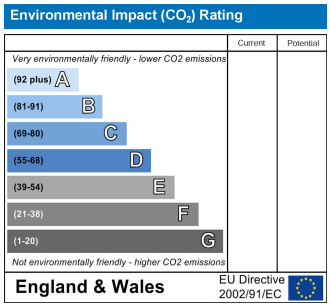


SECOND FLOOR



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