



FOR SALE

Estuary Heights, Valkyrie Road Westcliff-On-Sea SS0 8BU

£215,000 Leasehold

- Ground Floor Flat
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Three Piece Modern Bathroom
- Secure Entry Phone System
- Allocated Parking Space
- Gated Rear Garden
- Close to Westcliff Station
- Potential rental income of £11,400 per annum.
- No Onward Chain

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

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Description

NO ONWARD CHAIN! Superb ground floor flat in a converted building offered with allocated parking space, two double bedrooms and share of rear garden. Located in the heart of Westcliff just a few moments from the station, local amenities including the popular Hamlet Court Road and a short walk to the seafront. Pleasant communal entrance with secure entry phone

system, allocated parking space to rear and gated rear garden. The property is neutrally decorated throughout with a bright, contemporary atmosphere and offers two double bedrooms, three piece bathroom and large lounge diner with open plan modern fitted kitchen. Available now with a long lease, viewing is highly advised. Potential rental income of £11,400 per annum.

Entrance

Well kept communal entrance with secure entry phone system.

Hallway

Front door into hallway with wood floor, radiator, storage cupboard and doors to all rooms.

Kitchen/Lounge/Diner

18'1 max x 12'11 (5.51m max x 3.94m)

Large open plan lounge diner with kitchen area. Wooden floor, radiator, spotlights, extractor fan, two double glazed windows to front aspect and feature turret style bay with windows. The fitted kitchen has a range of wall and base units with wood work surface, subway tiled splash backs and stainless steel sink & drainer. Integrated Indesit oven, hob & extractor hood, integrated fridge freezer, space for washing machine and gas fire combi boiler for heating and hot water.

Bedroom 1

11'1 x 10'7 (3.38m x 3.23m)

Bedroom to front aspect with fitted carpet, double glazed window and radiator.

Bedroom 2

10'2 x 9'1 (3.10m x 2.77m)

Bedroom to side aspect with fitted carpet, double glazed window and radiator.

Bathroom

9'1 max x 6'3 (2.77m max x 1.91m)

Modern white suite bathroom comprising of WC, vanity wash hand basin and bath with shower over. Tiled floor and walls, two obscure double glazed windows to side aspect, chrome heated towel rail and extractor fan.

Parking

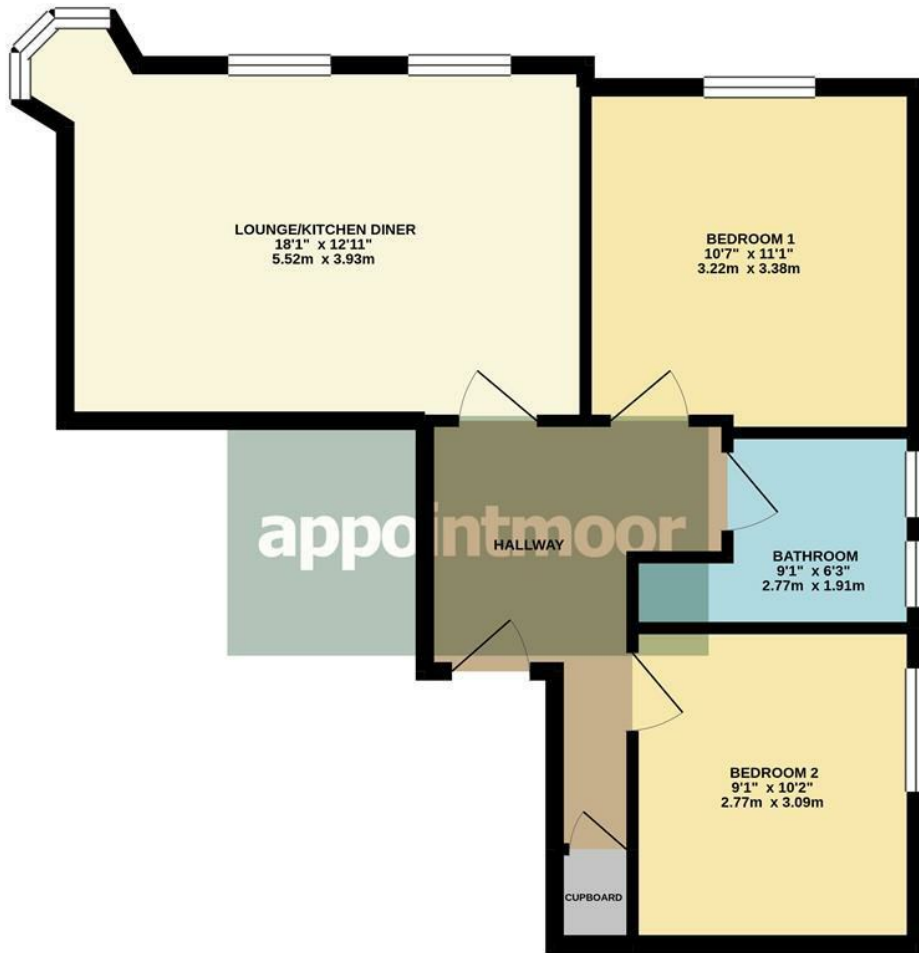
Allocated parking space to rear.

Garden

Gated access to communal garden space with own section. Low maintenance lawn, patio and private shed.

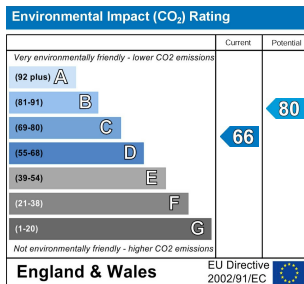
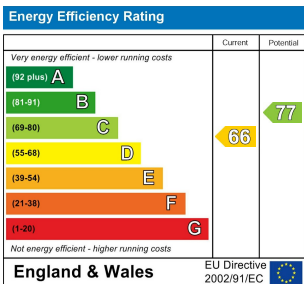


GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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