



FOR SALE

Southbourne Grove, Westcliff-On-Sea SS0 9UT

£220,000 Leasehold Council Tax Band - A

- Ground Floor Flat
- Two Bedrooms
- Lounge to Front Aspect
- Separate Kitchen
- Three Piece Bathroom
- West Facing Garden to Rear
- Lease to be Extended on Completion
- Central Westcliff Location near the Hospital
- Short Walk to Chalkwell Park
- Local Amenities Including Schools & Travel Routes

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

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Description

Ground floor flat in a central Westcliff location, just a short walk from Chalkwell Park and ideal for the hospital, local schools, amenities and travel routes. Lounge to front aspect, separate fitted kitchen, two bedrooms and three piece bathroom. Great size west facing rear garden. Lease is to be extended to 99 years on completion.

Entrance

Front door into communal entrance porch with further front door into property. Hallway with doors to all rooms.

Lounge

Lounge to front aspect with double glazed bay window, fitted carpet, coving and ceiling rose.

Kitchen

Kitchen with double glazed window and door to side aspect leading out to rear garden. Wall and base units with rolled edge work surface, stainless steel sink & drainer and wall mounted boiler.

Bedroom 1

Bedroom to rear aspect with double glazed window, fitted carpet, coving and ceiling rose.

Bedroom 2

Bedroom to rear aspect with double glazed window.

Bathroom

Three piece suite comprising WC, wash hand basin and bath with shower over. Tiled walls, double glazed window and heated towel rail.

Rear Garden

Direct access to west facing rear garden with lawn and patio area, timber fencing and garden shed.

Tenure

Leasehold - 99 years from 1986 - lease to be extended to 99 years on completion

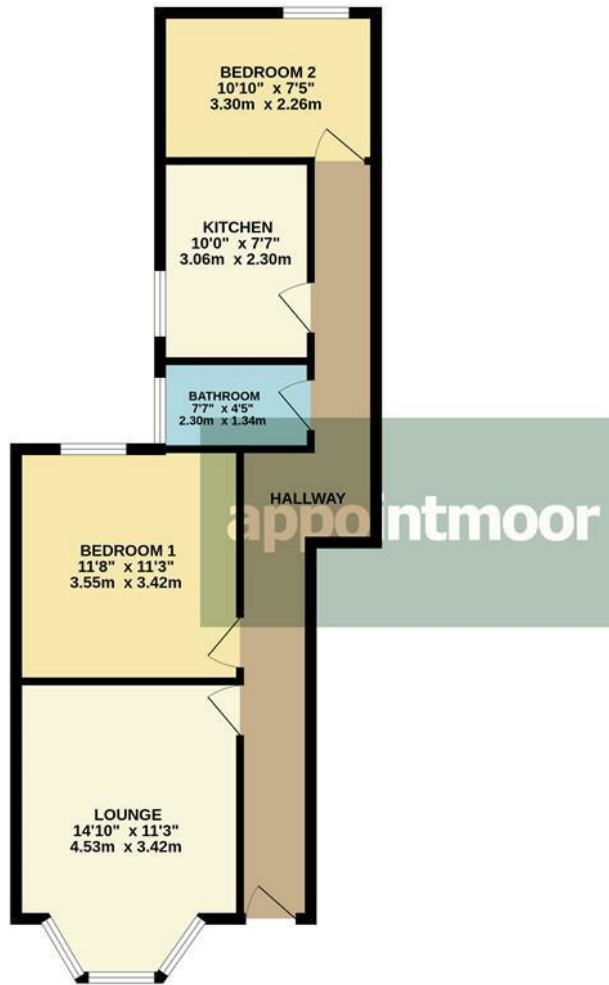
Service Charge - N/A

Ground Rent - £50 per year

Building Insurance £527 per year



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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