



# FOR SALE

## Carlton Avenue, Westcliff-On-Sea SS0 0QL

£179,950 Leasehold Council Tax Band - B

- First Floor Split Level Two Bedroom Apartment
- Light And Airy Throughout
- Fitted Kitchen
- Spacious Lounge Area
- Exceptionally Large Rear Communal Garden
- Two Double Bedrooms
- Close Proximity To Southend Hospital
- Perfect For First Time Buyer Or Property Investor
- Short Drive To Westcliff-On-Sea Station
- Four Piece Fitted Bathroom

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

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## Description

Welcome to this charming first floor apartment located on Carlton Avenue, Westcliff-On-Sea. This delightful property boasts of a first-floor with a large lounge area, fitted kitchen with space for appliances, two double bedrooms, and bathroom split over two levels.

Situated close to Southend Hospital, this property offers not only a convenient location but also a peaceful retreat from the hustle and bustle of everyday life. Whether you are a

first-time buyer, a small family, or looking for an investment opportunity, this apartment is sure to capture your eye.

Don't miss the chance to make this lovely apartment your own and experience the best of coastal living in Westcliff-On-Sea. Contact us today to arrange a viewing and step into your new home!

Please note this property is for Cash Buyers Only!

### Entrance

Single glazed obscure window to entrance, wooden flooring.

### Lounge

Wooden flooring, radiator, double glazed windows to side aspect, double glazed obscure windows to front aspect, feature fireplace, spotlight lighting.

### Kitchen

Wooden flooring, double glazed obscure door to rear aspect, base & wall units, tiled splashback, rolltop worksurface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, space for fridge/freezer, integrated oven, ceiling mounted lighting. q

### Bedroom 1

Carpet flooring, radiator, double glazed window to side aspect, spotlight lighting.

### Bathroom

Laminate flooring, heated towel rail, double glazed obscure window to side aspect, tiled walls, corner bath, shower cubicle, hand basin, W/C, ceiling mounted lighting.

### Bedroom 2

Wooden flooring, radiator, double glazed window to rear aspect, double glazed window to side aspect, storage cupboard housing boiler and electric meter, spotlight lighting.

### Rear Communal Garden

Laid lawn, shrubs and flower beds, patio area.

### Front Of Property & Parking

Block paved walk way to entrance, laid lawn, shrubs and flower beds, on street permit parking available.

### Tenure

Leasehold  
55 years remaining  
Ground Rent - TBC  
Service Charge - TBC

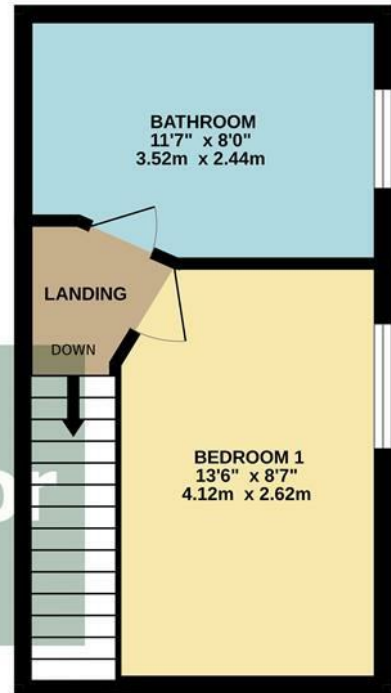
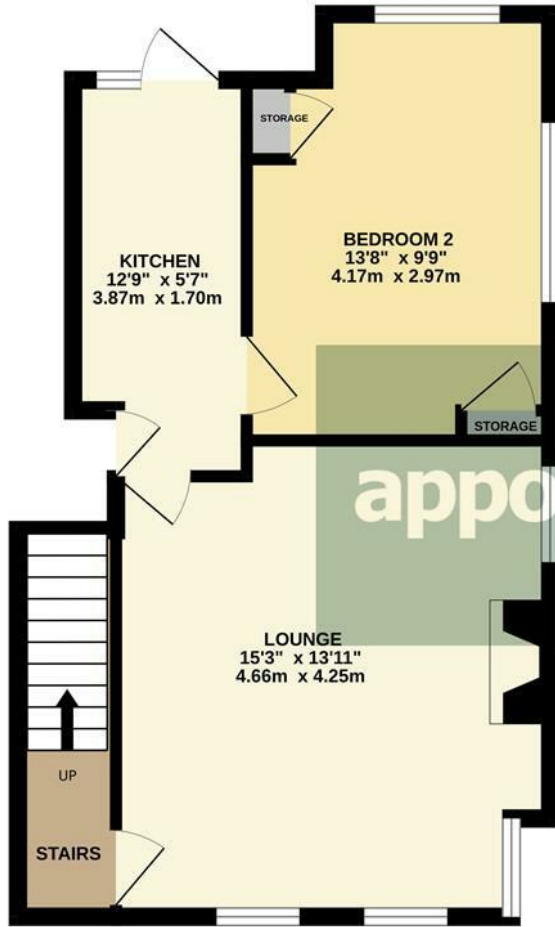
### Additional Information

Please note due to the lease length this property is cash buyers only!



FIRST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

SECOND FLOOR  
249 sq.ft. (23.1 sq.m.) approx.



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TOTAL FLOOR AREA : 681 sq.ft. (63.3 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		54	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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