



FOR SALE

**London Road,
Westcliff-On-Sea SS0 9HW**

Offers In Excess Of £200,000 Leasehold Council Tax Band - A

- *GUIDE POST £210,000 - £220,000*
- Two Bedroom Second Floor Maisonette
- Large Three Piece Bathroom
- Fitted Kitchen With Space For Appliances
- Central Westcliff-On-Sea Location
- Walking Distance To Chalkwell & Westcliff-On-Sea Station
- Stones Throw From Chalkwell Park
- Local Amenities Close By
- Ample Storage Space
- Easy Access To A127

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

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Description

Welcome to this two-bedroom upper floor maisonette located on London Road in Westcliff-On-Sea.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests, the property boasts a well-appointed fitted kitchen with ample space for your appliances, with two inviting bedrooms, this maisonette offers comfortable living spaces, the three-piece

bathroom provides convenience and functionality for your daily needs.

Situated in a prime location, you'll find local amenities right on your doorstep, ensuring that everything you need is within easy reach. Additionally, the property is just a short walk away from both Chalkwell and Westcliff-On-Sea stations, providing excellent transport links for your daily commute or weekend adventures.

Communal Entrance

Wooden door to communal entrance, carpet flooring, pendant lighting.

Entrance

Wooden door to entrance, carpet flooring, radiator, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

Kitchen

Laminate flooring, radiator, double glazed window to side aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, integrated oven, partially tiled walls, pendant lighting.

Bathroom

Laminate flooring, radiator, partially tiled walls, panelled bath with shower system over, hand basin, W/C, extractor, spotlight lighting.

Landing

Carpet flooring, loft access, storage cupboard, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Tenure

Leasehold

Approx 95 years remaining on the lease

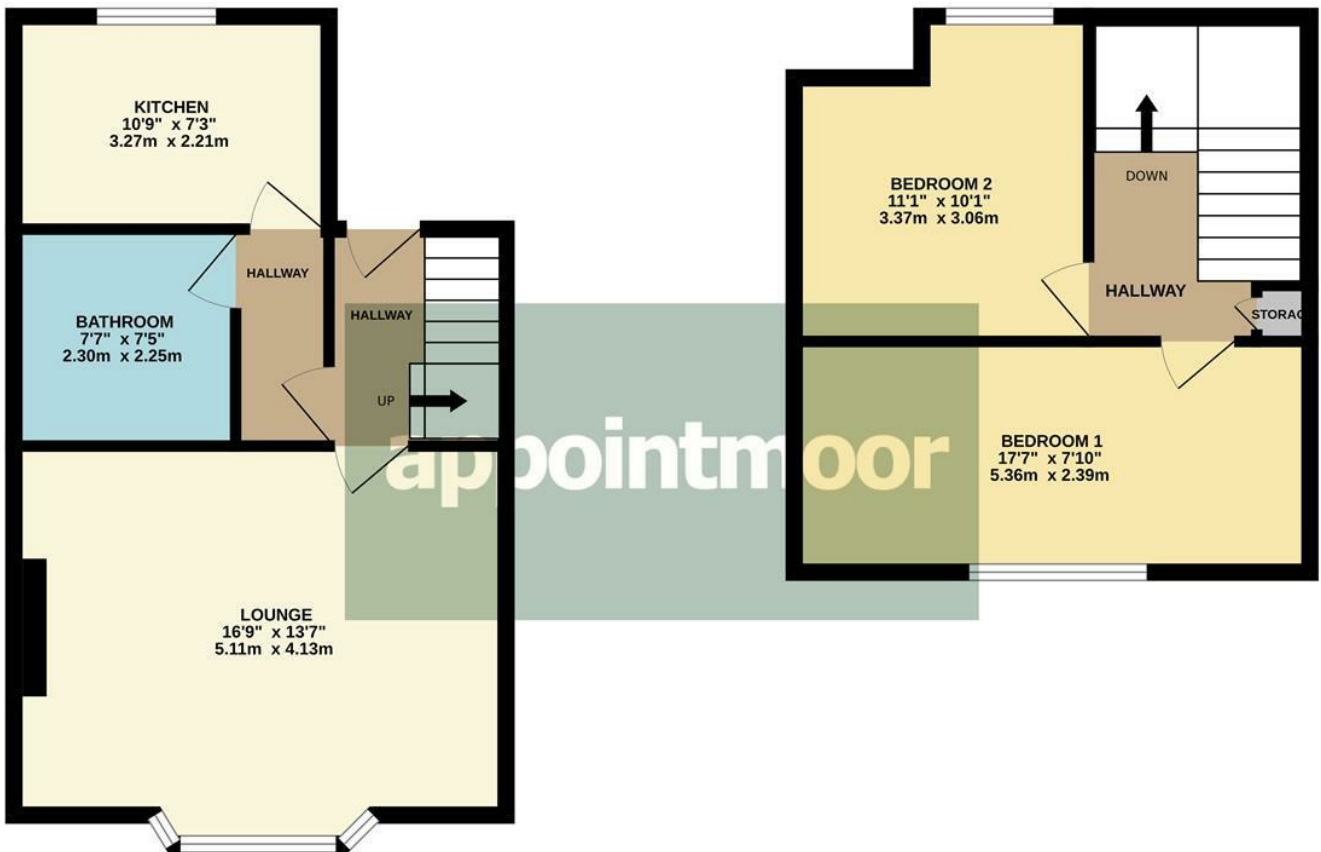
Service Charges - TBC

Ground Rent - Approx £450 per annum



SECOND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

THIRD FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 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		
		76
	54	
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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