



FOR SALE

Westcliff Park Drive, Westcliff-On-Sea SS0 9LN

Offers In Excess Of £450,000 Freehold Council Tax Band - B

- Mid Terraced Six Bedroom Home
- Excellent Renovation Opportunity
- 1580 sqft
- Situated Close To London Road
- Currently A 4-Bed Maisonette and 2-Bed Ground Floor Flat
- Good Size Rear Garden
- Freehold
- Vacant Possession and No Onward Chain
- Great Location Close to Travel Links and Local Amenities
- Situated Close To Chalkwell Park

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

appointmoor

Description

We are pleased to bring to market a 6-bed house with fantastic potential for development. With a combined square footage of 1580 sqft, this property has ample room to fully convert into a large family home with space for 6 bedrooms or additional reception rooms. Situated on Westcliff Park Drive you are within a central location to local amenities, Westcliff On Sea train station and within walking distance to Chalkwell Park.

This property has great opportunity to make your own with endless potential throughout. If you are interested in coming and having a look please give us a call to arrange a viewing now!

Porch

Double glazed secure front door to front aspect, carpet flooring.

Entrance

Entrance leading to both properties. Carpet flooring, skirting, double glazed window to porch. Stairs to first floor.

Bedroom

12'7 x 10'8 (3.84m x 3.25m)

Spacious double bedroom, double glazed bay window to front aspect, carpet flooring, skirting pendant lighting.

Bedroom

11'1 x 10'8 (3.38m x 3.25m)

Double bedroom with double glazed window to rear aspect. carpet flooring, skirting, pendant lighting.

Kitchen / Lounge

17'11 x 11'3 (5.46m x 3.43m)

Spacious kitchen / diner / lounge with access via secure double glazed door into utility space at the rear of the property. Lino flooring, double glazed window to side and rear aspects. Roll top work surfaces, ample storage, radiator, pendant lighting, hob and extractor.

Bathroom

7'5 x 5'3 (2.26m x 1.60m)

3-piece bathroom with window to side aspect.

Utility

7'5 x 6'1 (2.26m x 1.85m)

Utility space with access to rear garden.

First Floor Landing

First floor landing with carpet flooring, skirting, coving, pendant lighting, storage cupboard. Stairs to second floor.

Kitchen

12'6 x 9'10 (3.81m x 3.00m)

Bright kitchen with double glazed window to rear aspect, ample storage and work surface area. Lino flooring, pendant lighting, hob, oven and extractor, tile splashback, sink with drainer. Radiator, skirting and Worcester combi boiler (fitted in 2016).

Bathroom

9'1 x 6'11 (2.77m x 2.11m)

3-piece bathroom suite with double glazed obscured window to side aspect (x2). Lino flooring, part tiled wall, radiator, pendant lighting.

Bedroom

11'1 x 10'8 (3.38m x 3.25m)

Double bedroom with double glazed window to rear aspect, carpet floor, pendant lighting, skirting and radiator.

Bedroom

9'0 x 5'7 (2.74m x 1.70m)

Single bedroom with double glazed window to front aspect, carpet flooring, skirting and pendant lighting.

Lounge

12'7 x 10'8 (3.84m x 3.25m)

Spacious lounge with double glazed window to front aspect. Pendant lighting with ceiling fan, carpet flooring, radiator, skirting, coving and picture rail.

Second Floor Landing

Access to second floor bedrooms

Bedroom

10'10 x 10'4 (3.30m x 3.15m)

Double bedroom with 2 x skylight window to front aspect. Carpet flooring, pendant lighting, radiator, skirting. Storage cupboard and access to eaves storage.

Bedroom

14'4 x 7'11 (4.37m x 2.41m)

Double bedroom with double glazed window to rear aspect. Carpet flooring, pendant lighting, skirting and radiator. Access to eaves storage.

Garden

Good size rear garden with brick built outbuilding and summerhouse.

Agents Notes

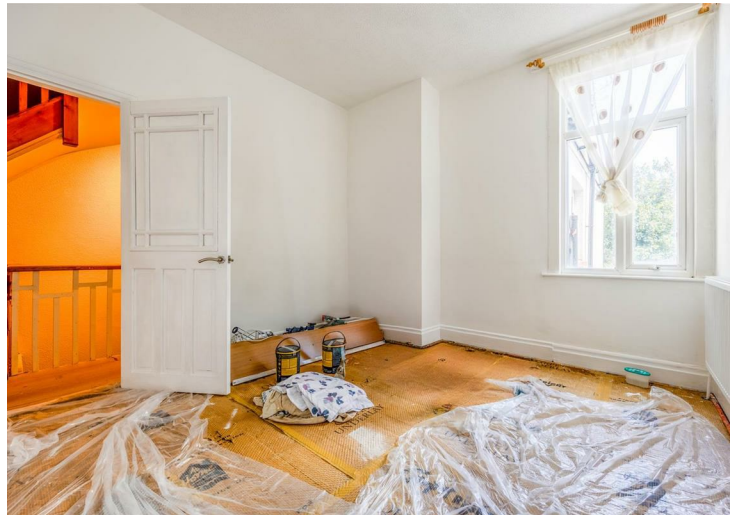
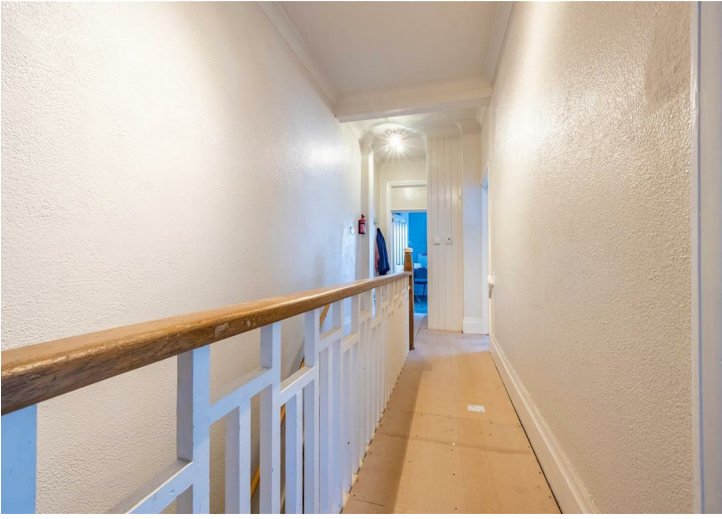
Property has been used as two separate living units (with two separate Council Taxes) for the last 10 years - A Certificate of Lawfulness is to be applied for with Southend Council which will enable the owner to convert the property fully into two separate dwellings (if desired) without the need for further planning permission.

Gas supply is separated into each individual flat. Quotes for separating the electric and water supplies are being obtained. New roof fitted in 2007/2008.

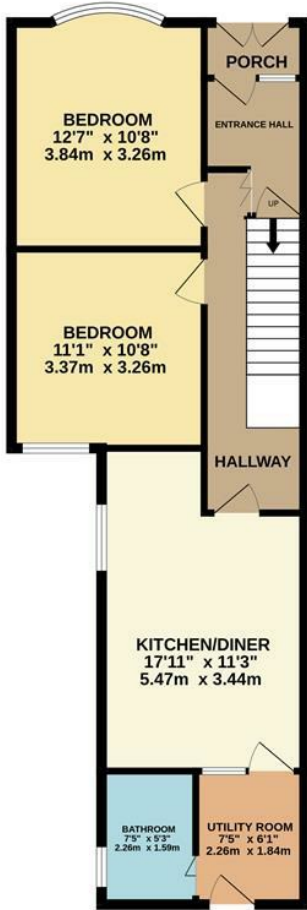
Council Tax:

10 - A

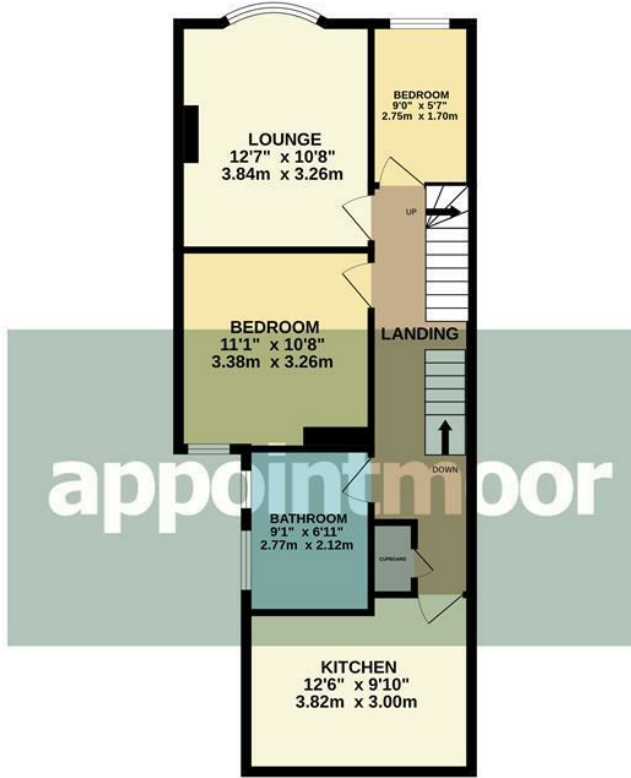
10a - B



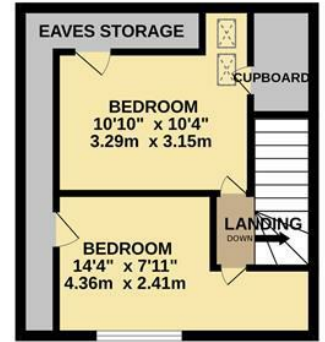
GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.7 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			
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		

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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk

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