



FOR SALE

Burleigh Court, Station Road, Westcliff-On-Sea SS0 8HE

Offers In Excess Of £280,000 Leasehold Council Tax Band - A

- Ground Floor Apartment
- Two Bedrooms
- Lounge, Conservatory & Study
- Modern Fitted Kitchen
- Contemporary Bathroom
- Private South Facing Garden
- Garage to Rear
- Convenient for Westcliff Station
- Moments from Chalkwell Seafront
- No Onward Chain

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

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Description

Welcome to Station Road, a charming ground floor apartment located in the heart of Westcliff-On-Sea. This delightful property boasts two bedrooms, perfect for a small family or those in need of a guest room or home office. Upon entering, you are greeted by two inviting reception rooms, offering ample space for entertaining guests or simply relaxing after a long day.

The property features a well-maintained bathroom, ensuring your comfort and convenience. One of the highlights of this apartment is the private rear garden, providing a tranquil outdoor space where you can enjoy a morning coffee or

unwind in the evenings. Additionally, the property comes with parking for one vehicle, as well as a garage, offering plenty of storage space or a secure spot for your car. Conveniently situated just a short walk from Westcliff-On-Sea station, this apartment is ideal for commuters or those who enjoy exploring the local area. Whether you're looking for a peaceful retreat or a well-connected home, Burleigh Court offers the best of both worlds.

Entrance

Communal entrance with secure Entryphone system. Front door into hallway with two storage cupboards and doors to all rooms.

Lounge

Spacious lounge with double glazed bay and further windows, wall mounted heater and fitted carpet.

Kitchen

Modern kitchen with tiled floor, double glazed skylight and door leading out to conservatory. Range of wall mounted and base units with roll top work surface and stainless steel sink and drainer. Integrated oven and hob with extractor hood, dishwasher and washing machine. Spotlights and tiled floor. Open through to study area.

Study

Study area from kitchen with tiled floor and wall mounted heater.

Conservatory

Part brick built south facing conservatory to rear with double glazed windows and French doors, wooden floor and wall mounted heater.

Bedroom 1

Bedroom with double glazed window to rear, fitted carpet and wall mounted heater.

Bedroom 2

Bedroom with double glazed window to side, fitted carpet and wall mounted heater.

Bathroom

Three piece white suite comprising WC, pedestal wash hand basin and panel bath. Part tiled walls and heated towel rail.

Rear Garden

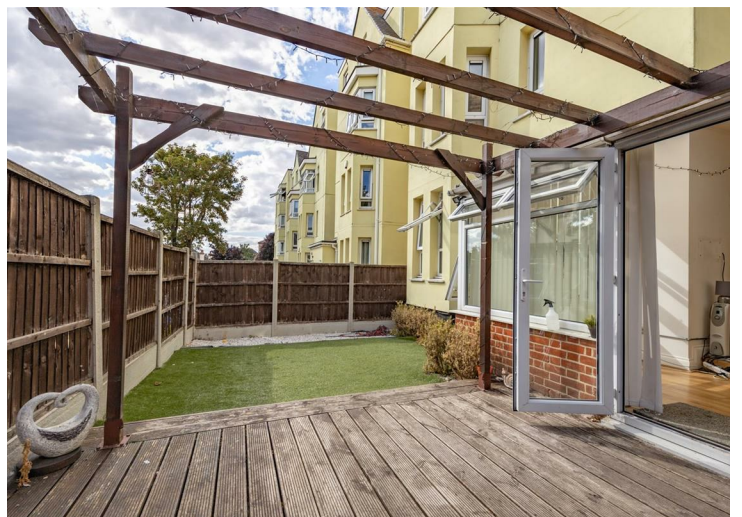
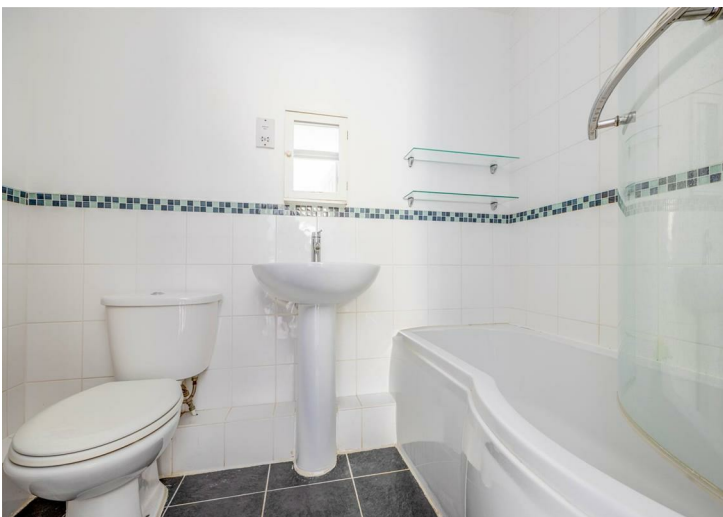
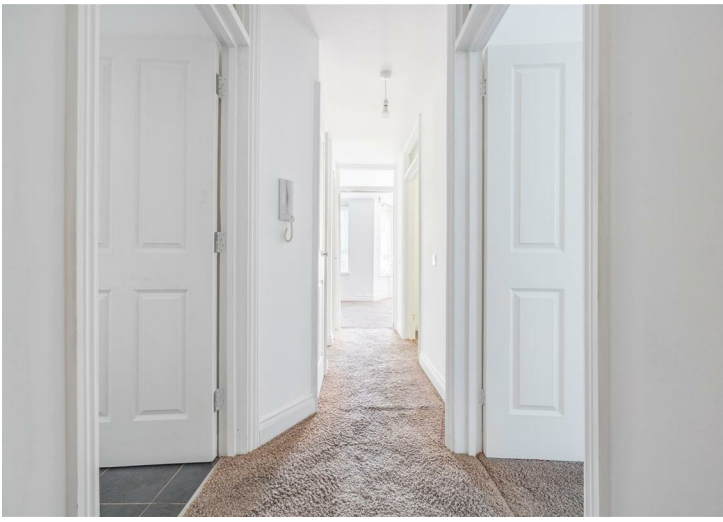
Private south facing garden to the rear aspect with decking and low maintenance lawn areas.

Garage

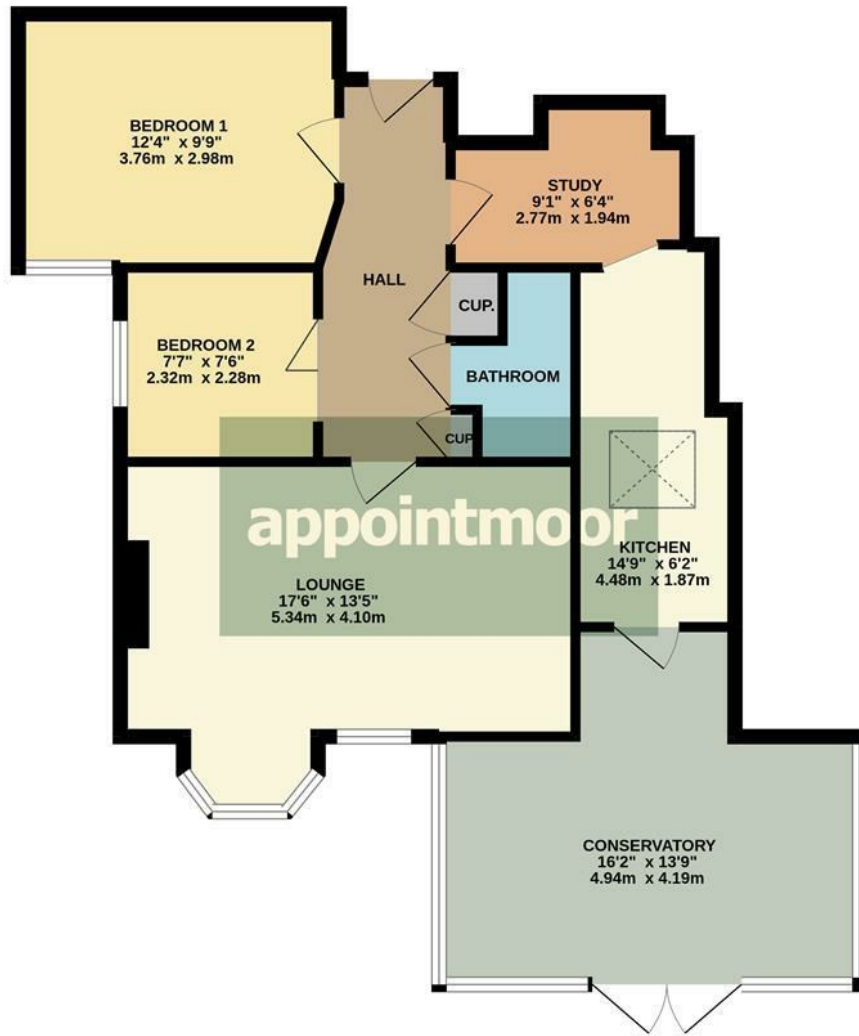
Private garage to rear of the building.

Tenure

Leasehold
Lease - 189 years (approx)
Service Charge - £1250pa
Ground Rent - £25pa
Council Tax Band - A



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	82





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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