



# FOR SALE

## Station Road, Westcliff-On-Sea SS0 7RU

Asking Price £350,000 Leasehold Council Tax Band - B

- \*BUY TO LET INVESTORS ONLY, TENANTS CURRENTLY IN SITU\*
- Three Bedroom Second Floor Apartment
- Renovated throughout
- Large Main Bedroom With Fitted Wardrobes
- Estuary Views
- Stones Throw From Westcliff Station
- Allocated Parking
- Situated Close To Local Amenties
- Long Lease Length
- Three Piece Bathroom Suite

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

**appointmoor**

## Description

\*\*\*\* BUY TO LET INVESTORS ONLY, TENANTS CURRENTLY IN SITU\*\*\*\*

Welcome to Station Road in Westcliff-On-Sea, this beautifully renovated three-bedroom second-floor apartment offers a delightful living space with stunning estuary views. Boasting 969 sq ft, this property features one reception room, three cosy bedrooms, and a well-appointed bathroom and with parking available for one vehicle, convenience is at your doorstep

Ideal for a buy-to-let investor, this apartment comes with

good tenants already in place, generating a yearly income of £16,200.

The location is unbeatable, being close to Westcliff on Sea station for easy commuting and surrounded by local amenities. Additionally, the Westcliff on Sea beach is just a leisurely stroll away, offering a perfect retreat for those sunny days.

Don't miss out on this fantastic opportunity to own a piece of this vibrant seaside town. Book a viewing today and envision the endless possibilities this property holds for you!

### Entrance

Wooden flooring, phone entry system, pendant lighting.

### Lounge

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

### Kitchen

Laminate flooring, double glazed window to rear aspect, base & wall units, solid wood worksurface incorporating sink & drainer, 4 point electric hob, integrated oven, integrated fridge/freezer, integrated wine cooler, partially tiled splashback, spotlight lighting.

### Bedroom 1

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

### Bedroom 2

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

### Bathroom

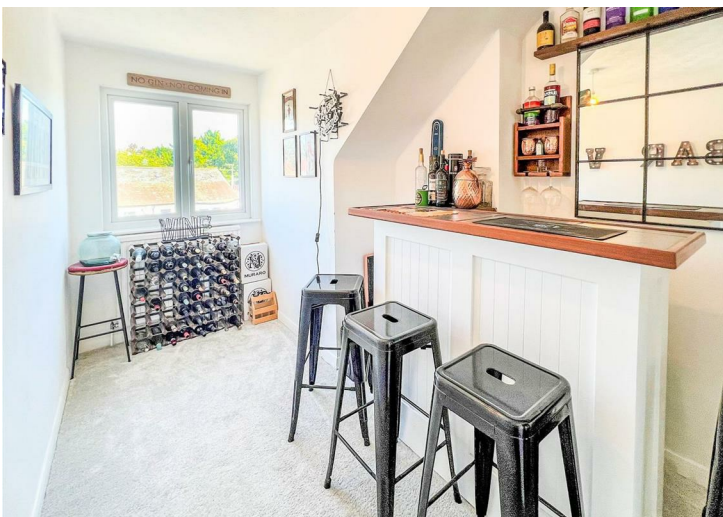
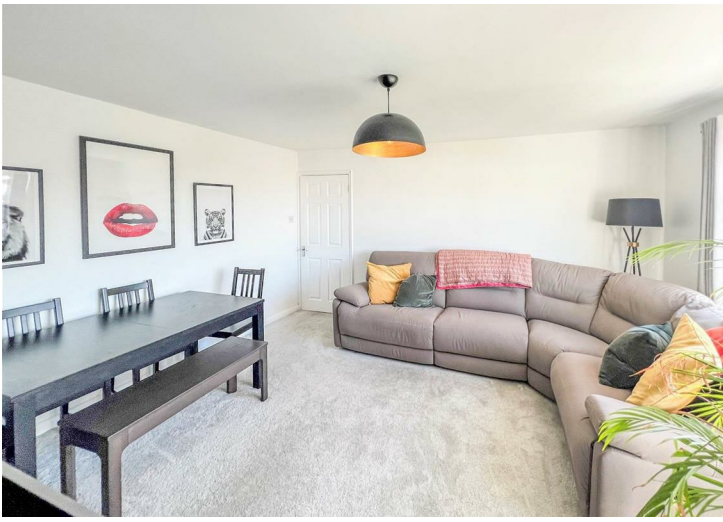
Tiled flooring, partially tiled walls, heated towel rail, double glazed obscure window to rear aspect, walk in shower cubicle, hand basin, W/C, spotlight lighting.

### Bedroom 3

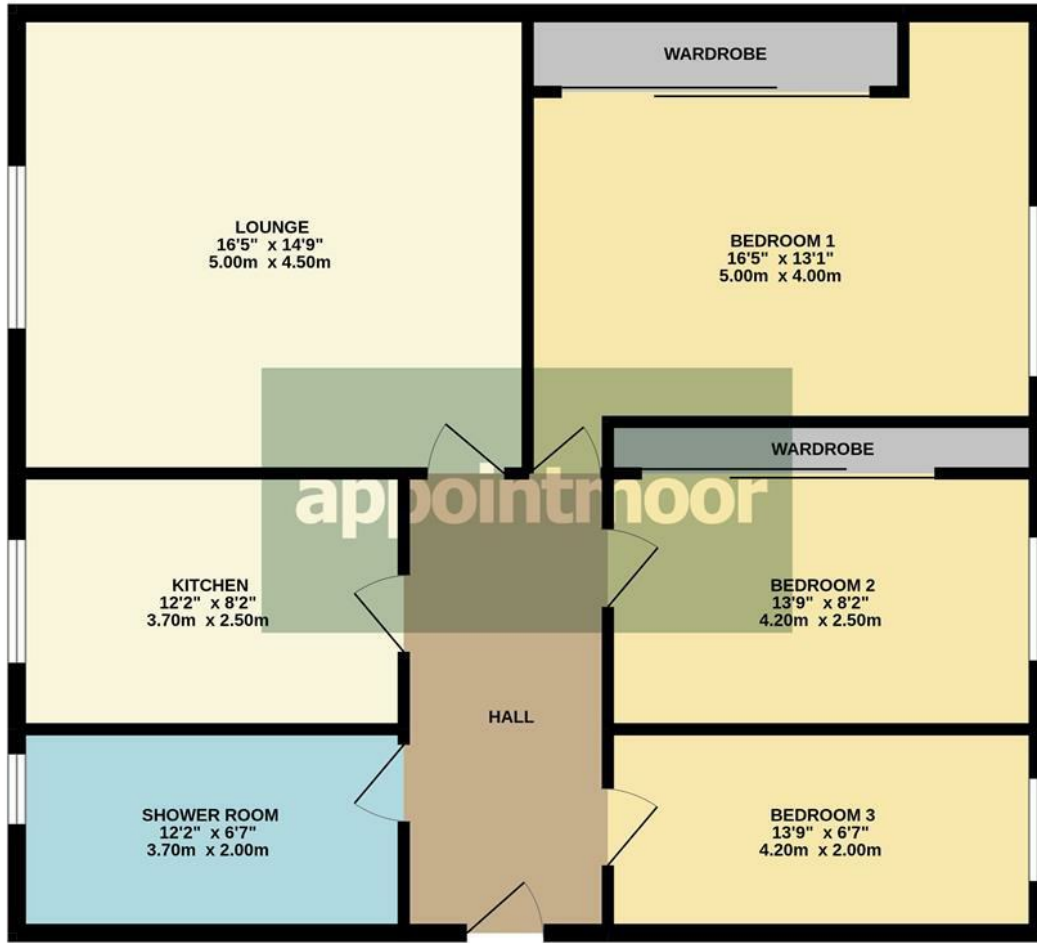
Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Tenure

Leasehold  
157 years remaining



THIRD FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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		73	75
(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 <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		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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