



FOR SALE

Britannia Road, Westcliff-On-Sea SS0 8BP

Offers In Excess Of £210,000 Leasehold Council Tax Band - B

- Two Bedroom First Floor Apartment
- Fitted Kitchen With Space For Appliances
- 162 Years Remaining On The Lease
- Large Lounge Space
- Situated Stones Throw From Westcliff On Sea Station
- Local Amenities Nearby
- Low Service Charges & Ground Rent
- Perfect For First Time Buyer Or Investors
- Walking Distance To Hamlet Court Road
- Easy Access To Westcliff On Sea Seafront

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

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Description

Situated on Britannia Road in Westcliff-On-Sea, this delightful first-floor apartment which is perfect for a first time buyer or property investor! As you step inside, you are greeted by a spacious reception room, a well-appointed fitted kitchen, perfect for whipping up your favourite meals. The apartment boasts two generously sized bedrooms, providing ample space for relaxation and rest. The three-piece bathroom suite ensures convenience and comfort for the residents.

One of the highlights of this property is the spacious lounge, ideal for entertaining guests or simply unwinding after a long day. With 760 sq ft of living space, there is plenty of room to make this apartment your own.

Conveniently located within walking distance to Westcliff on Sea station, commuting is a breeze for those working in the city. Situated close to local amenities and the picturesque Westcliff seafront, you'll have everything you need right at your doorstep.

Whether you're a first-time buyer looking for a cosy abode to call your own or a savvy property investor seeking a lucrative opportunity, this two-bedroom apartment ticks all the boxes. Don't miss out on the chance to make this charming property your own slice of paradise in Westcliff-On-Sea.

Entrance

Solid wooden door to entrance, wood effect flooring, radiator, entrance phone, coving to ceiling, ceiling mounted lighting.

Lounge

Wood effect flooring, radiator, double glazed window to front aspect, coving to ceiling, pendant lighting.

Kitchen

Wood effect flooring, double glazed window to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, integrated oven, space and plumbing for washing machine, space for fridge/freezer, combi boiler, ceiling mounted lighting.

Bedroom 1

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

Bathroom

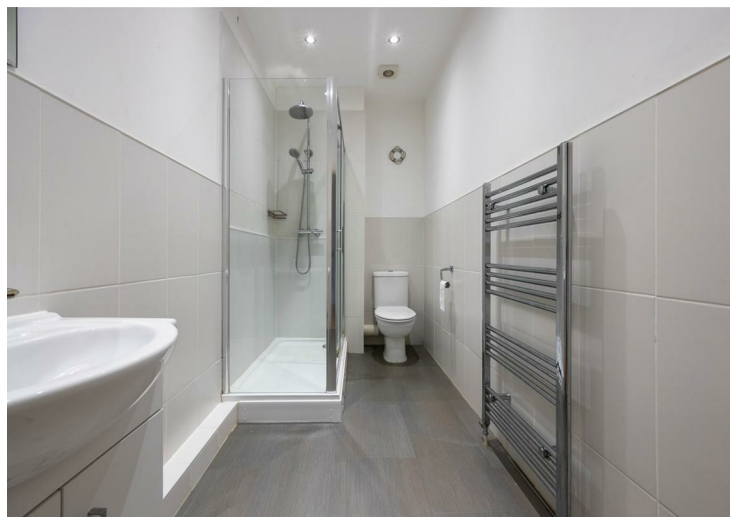
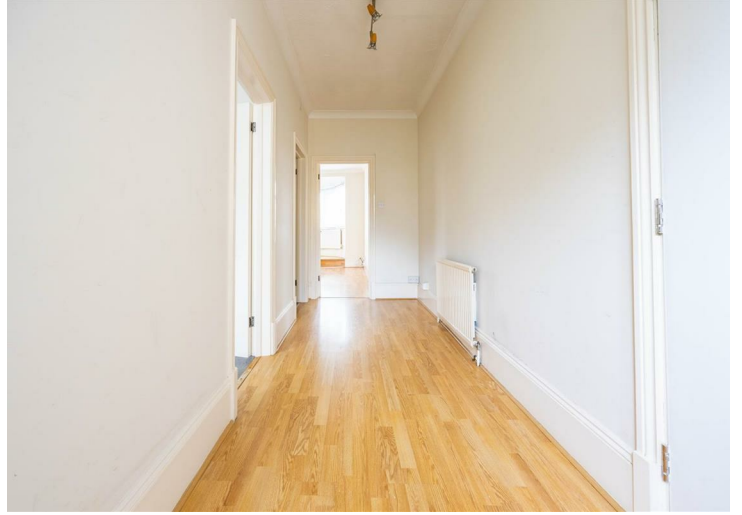
Wood effect flooring, partially tiled walls, heated towel rail, hand basin with storage under, W/C, shower cubicle, extractor, spotlight lighting.

Bedroom 2

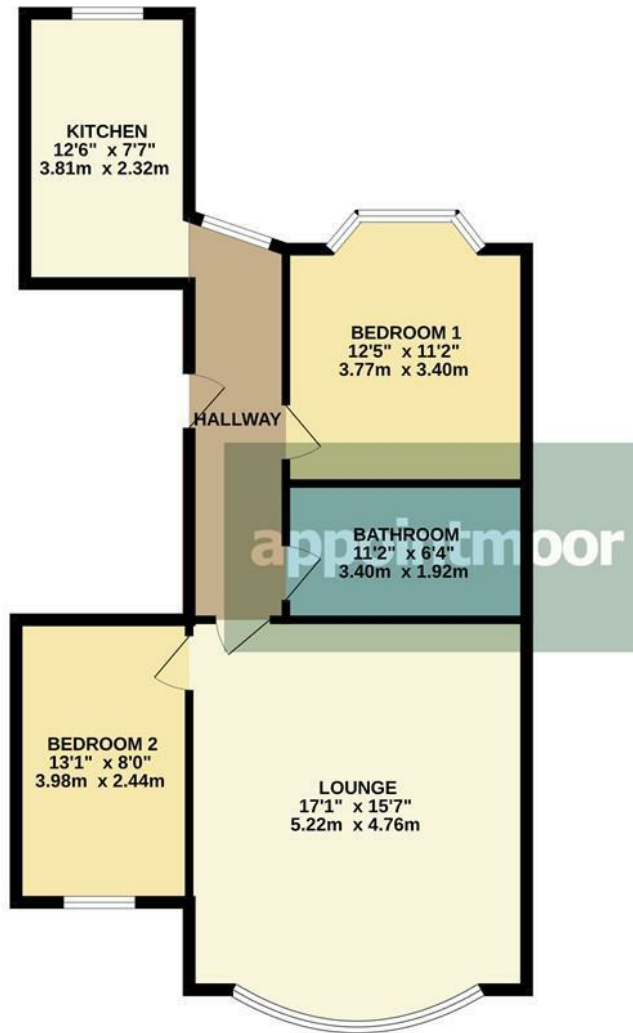
Carpet flooring, radiator, double glazed window to front aspect, ceiling mounted lighting.

Front Of Property & Parking

Concrete pathway leading to main entrance, parking is not allocated to the property but is on a first come first serve basis.



FIRST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.
Made with Metropix 62024



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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