



FOR SALE

**Grosvenor Road,
Westcliff-On-Sea SS0 8EN**

Asking Price £1,050,000 Freehold Council Tax Band -

17 18 2 4759.00 sq ft

- Link Detached 17 Bedroom Hotel
- 4,759 Square Footage
- Ideal Investment/Development Opportunity
- Three Floors of Accommodation
- 17 En-Suite Bedrooms
- 6 Off Street Parking Spaces to Front
- Rear Garden
- Moments from Chalkwell Seafront
- Short Walk to Westcliff Station
- Superb Potential STPP

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

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Description

Superb investment/development opportunity, a 17 bedroom/17 bathroom link detached hotel located in a fantastic Chalkwell location just moments from the seafront. This imposing property offers 4,759 square footage of internal space over three floors, external rear garden and off street parking for several vehicles to the front. This beautiful property offers many exciting development, business or investment opportunities STPP, viewing is highly advised.

Link Detached Property

Superb investment/development opportunity, a 17 bedroom/17 bathroom link detached hotel located in a fantastic Chalkwell location just moments from the seafront. This imposing property offers 4,759 square footage of internal space over three floors, external rear garden and off street parking for several vehicles to the front.

Ground Floor

Entrance hallways to right & left side accommodation with connecting doorway. Stairs and lift to first floor, reception room to lobby, kitchen with storage room, laundry and shower room.

Bedroom 11 - 13' x 12'7 with en-suite

Bedroom 12 - 11'1 x 10' with en-suite

Bedroom 2 - 17'7 x 13'2 with en-suite

Bedroom 1 - 17'7 x 13'2 with en-suite

First Floor

Bedroom 4 - 14'3 x 13'3 with en-suite

Bedroom 5 - 14'3 x 12'1 with en-suite

Bedroom 16 - 9'8 x 7'5 with en-suite

Bedroom 17 - 9'8 x 7'6 with en-suite

Bedroom 9 - 11'7 x 11'6 with en-suite

Bedroom 10 - 11'4 x 11'3 with en-suite

Bedroom 6 - 15' x 10'9 with en-suite

Bedroom 13 - 10'1 x 7'4 with en-suite

Bedroom 7 - 13' x 9'9 with en-suite

Second Floor

Bedroom 3 - 18'6 x 13'10 with en-suite

Bedroom 8 - 11'1 x 10'7 with en-suite

Bedroom 14 - 11'11 x 11'7 with en-suite

Bedroom 15 - 12 x 11'7 with en-suite

Externally

Garden to rear aspect.

Off street parking to front aspect for 6 vehicles.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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.



The chart shows the Energy Efficiency Rating scale from 'Very energy efficient - lower running costs' (A) to 'Not energy efficient - higher running costs' (G). The scale is color-coded: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). The 'Current' and 'Potential' columns are empty. Two orange arrows point to the '58' rating, one from the left and one from the right.

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			

58 58

Rating	CO2 Emissions Range	Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

Not environmentally friendly - higher CO2 emissions

EU Directive 2002/91/EC

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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