



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



250 Station Road, Westcliff-On-Sea, SS0 7SD

£260,000

We are pleased to offer for sale as sole agents, this spacious second floor purpose built apartment being convenient for Hamlet Court Road shopping facilities, Seafront and Westcliff railway station. The property is fully double glazed and benefits from modern electric heating. There is gated and covered off street parking and the property has the added benefit of being sold with no onward chain.

Secured communal front door with stairs to second floor and personal door to:

Entrance hall

Carpeted, smooth plastered walls, wall mounted security entryphone, wall mounted dimplex electric heater, built in cupboard housing water tank, doors off onto:

Lounge/diner 14'2" x 16'7" (4.34 x 5.07)



Double glazed bay window to rear with views towards the estuary, carpeted, wall papered walls to coved ceiling, ceiling roses, wall mounted Dimplex electric heater:

Bedroom One 12'1" x 13'0" (3.69 x 3.97)



Double glazed windows to rear with views towards the estuary, smooth plastered walls, wall mounted Dimplex electric heater, built in wardrobes to one wall:

Bedroom Two 12'0" x 9'11" (3.67 x 3.04)



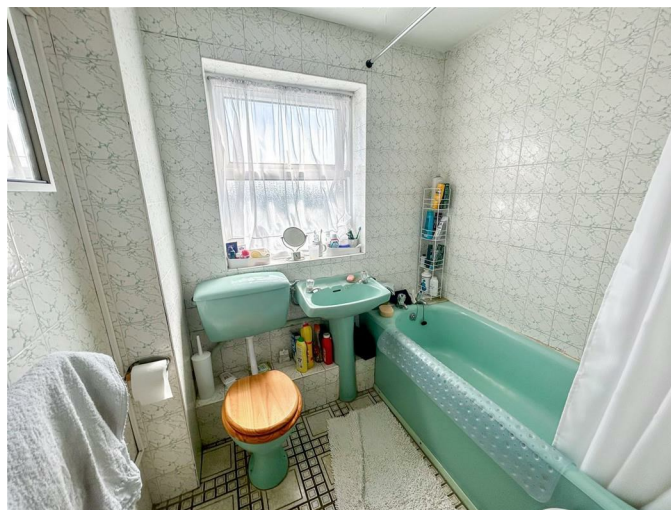
Double glazed bay window to front, carpeted, smooth plastered walls, wall mounted Dimplex electric heater, built in wardrobes to one wall:

Kitchen breakfast room 11'8" x 10'0" (3.58 x 3.05)



Double glazed windows to front, fitted with ample cupboard and draw base units with eye level wall cupboards, work surfaces, tiled splash backs, stainless steel sink unit with one and a half bowl, single drainer and mixer tap, space for appliances, further built in cupboard, wall mounted Dimplex electric heater, tiled flooring:

Bathroom/wc 8'3" 6'8" (2.53 2.04)



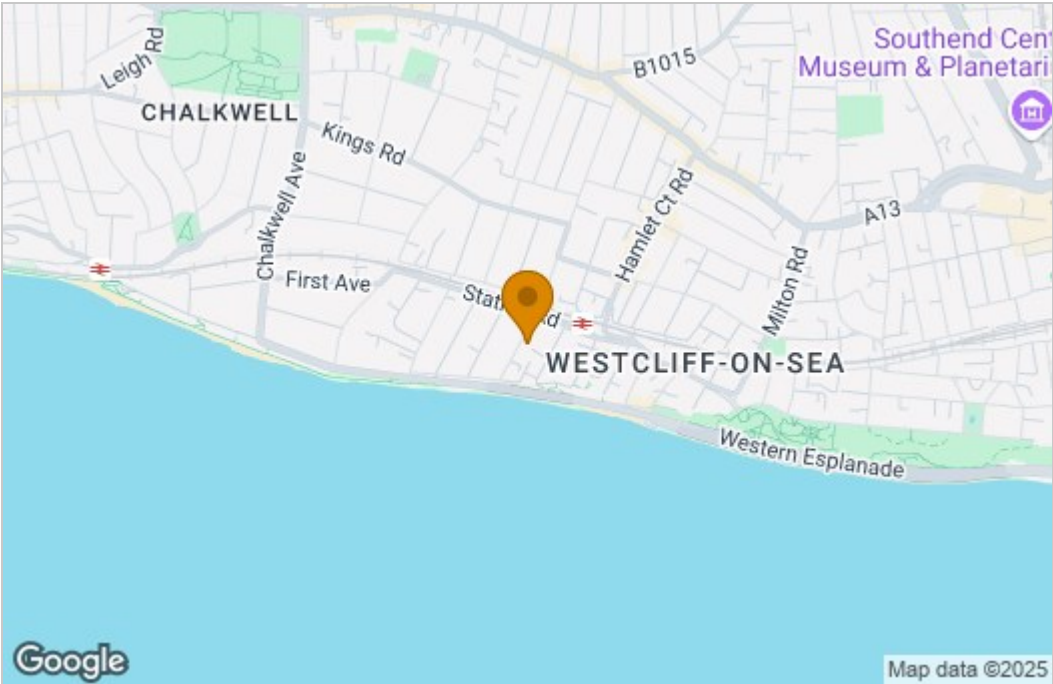
Pannelled bath with electric shower over, shower rail, low level wc, pedestal wash hand basin, tiled floor and walls, opaque double glazed window to side, chrome heated towell rail, wall mounted mirrored cabinet, wall mounted fan heater:

Externally

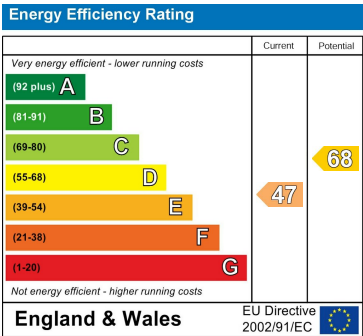
There is gated undercroft off street parking to rear and visitors parking.

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.