



\*\* SELF CONTAINED GROUND FLOOR FLAT WITH A NEW LEASE OF 125 YEARS - £160,000-£180,000 \*\*

Bear Estate Agents are delighted to bring to the market, this one bedroom ground floor flat in Westcliff-on-Sea close to ideal travel links and amenities. There is a good size living room, modern kitchen and bathroom along with an outside space adjacent to the entrance which would make a perfect seating area.

- Self Contained Ground Floor Flat
- Lounge with Feature Bay Window
- Three Piece Bathroom/w.c
- Small Outside Space
- Close to Hamlet Court Road Shopping Parade
- One Double Bedroom
- Modern Kitchen
- Double Glazing & Gas Central Heating
- Close To Major c2c Rail Links
- No Onward Chain

## Canewdon Road

Westcliff-on-Sea

**£160,000**

Price Guide





# Canewdon Road



The property itself comprises its own entrance door, entrance hallway, lounge, modern kitchen, one double bedroom and a three piece bathroom/w.c.

The property is located close to ideal bus links, whilst Westcliff Train Station benefits from having direct access to London via the c2c line. Within the area, you will find ideal amenities close by such as Hamlet Court Road shopping parade and seafront.

There is no onward chain.

## **Entrance Hall**

Fitted carpet throughout, radiator, storage cupboards, doors to:

## **Lounge**

14'5 x 15'5

Double glazed windows to the side aspects, smooth ceilings with coving to ceiling edge, fitted carpet throughout.

## **Kitchen**

4'11 x 14'1

The kitchen comprises of a range of wall and base level storage units, stainless steel sink, roll edge worktops, integrated oven with four ring hob and extractor fan above, wall mounted combination boiler, space for a washing machine, tiled effect flooring, power points, smooth ceiling with coving to ceiling edge, double glazed window to the rear aspect.

## **Bedroom**

10'5 x 13'10

Double glazed window to the rear aspect, fitted carpet throughout, power points, smooth ceilings with coving to ceiling edge, radiator, further window to the side aspect.

## **Bathroom**

6'3 x 5'6

Three piece suite comprising of a panelled bath with shower head over, w/c, vanity wash hand basin, obscured double glazed window to the side aspect, radiator, tiled flooring, smooth ceilings with coving to ceiling edge, half tiled walls around.

## **Agents Note**

The lease has been extended to 125 years. There is a tenant in situ.

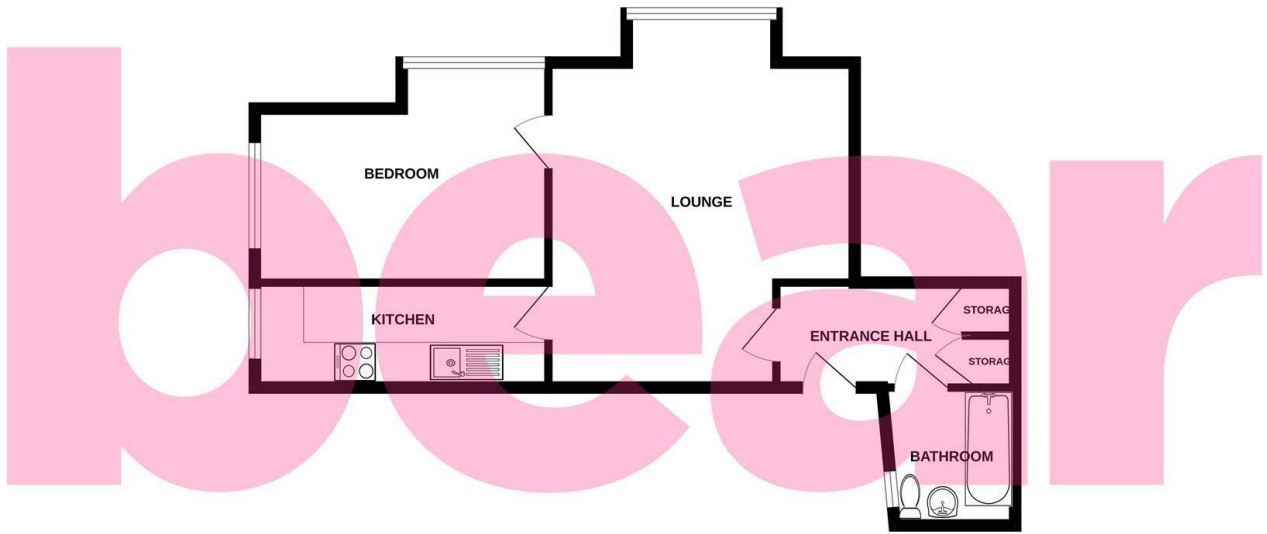






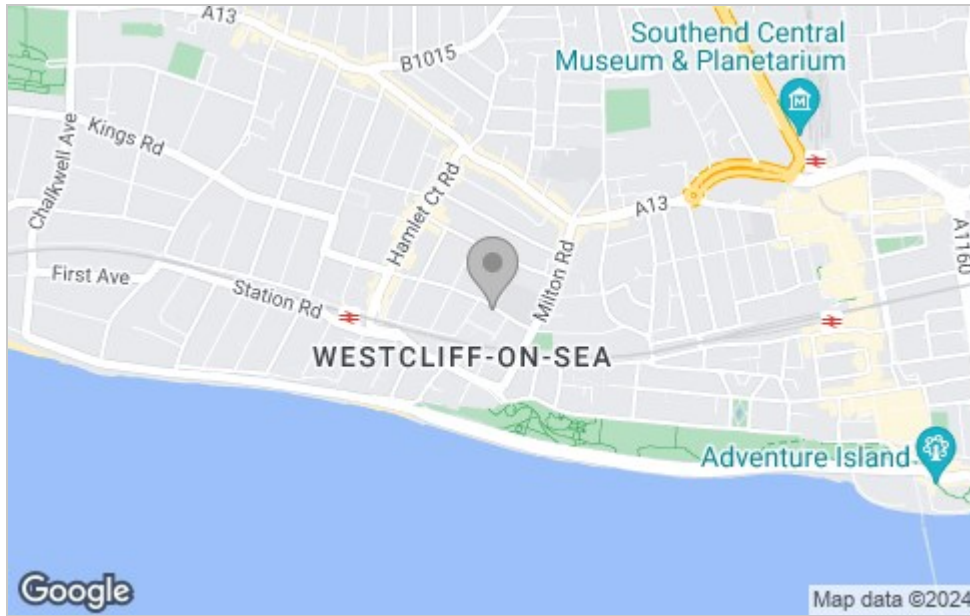
# Floor Plan

GROUND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA: 47.5 sq.m. (511 sq.ft.) approx.  
While 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-measurement. This plan is for illustrative purposes only and should be dated 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 Metronix (2020)

# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

