



\*\* LONG LEASE & OFF STREET PARKING -  
GUIDE PRICE £160,000-£170,000 \*\*

Sizeable one bedroom ground floor flat boasting a long lease of 162 years, access to a communal garden and communal off-street parking. Located within easy reach of Westcliff Train Station, as well as the seafront and amenities.

- Well Proportioned Ground Floor Flat
- Spacious Lounge/Diner
- Fitted Kitchen
- One Double Bedroom with Built-in Wardrobes
- Close to Hamlet Court Road for Shops and Restaurants
- Communal Off-Street Parking
- Communal Garden
- Double Glazing and Gas Central Heating
- Long Remaining Lease
- Minutes from Westcliff Train Station for Direct Access into Central London

## Canewdon Road

Westcliff-on-Sea

**£160,000**

Price Guide



# Canewdon Road



Well-appointed in a popular residential area in Westcliff-on-Sea, just moments from Westcliff Train Station for access to London is this delightful one bedroom ground floor flat. The seafront is just minutes away, offering inspiring views and amenities, whilst further shops and eateries are close by. Also within the area, there is Southend's bustling high street, local parks as well as further travel links including the A127, bus routes and London Southend Airport.

The flat itself has been presented to a good standard throughout, offering a large lounge/diner, a fitted kitchen area, one double bedroom with a built-in wardrobe and a modern fitted three piece bathroom. Externally, there is communal off-street parking available, as well as a communal garden.

## **One Bedroom Ground Floor Flat**

### **Lounge/Diner**

16'2 x 2'11

### **Kitchen**

8'0 x 2'11

### **Bedroom**

13'1 x 9'5

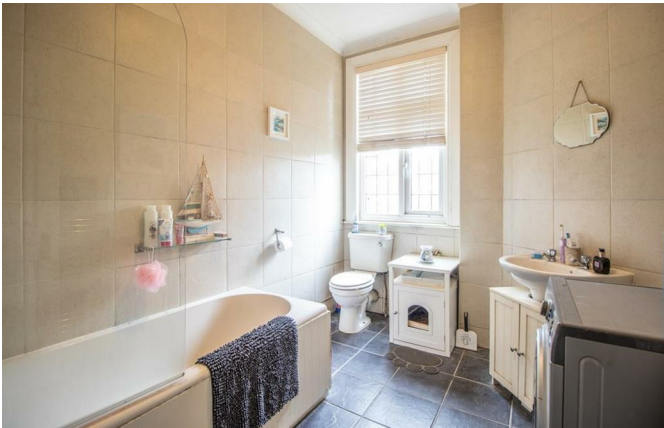
### **Bathroom**

13'1 x 12'9

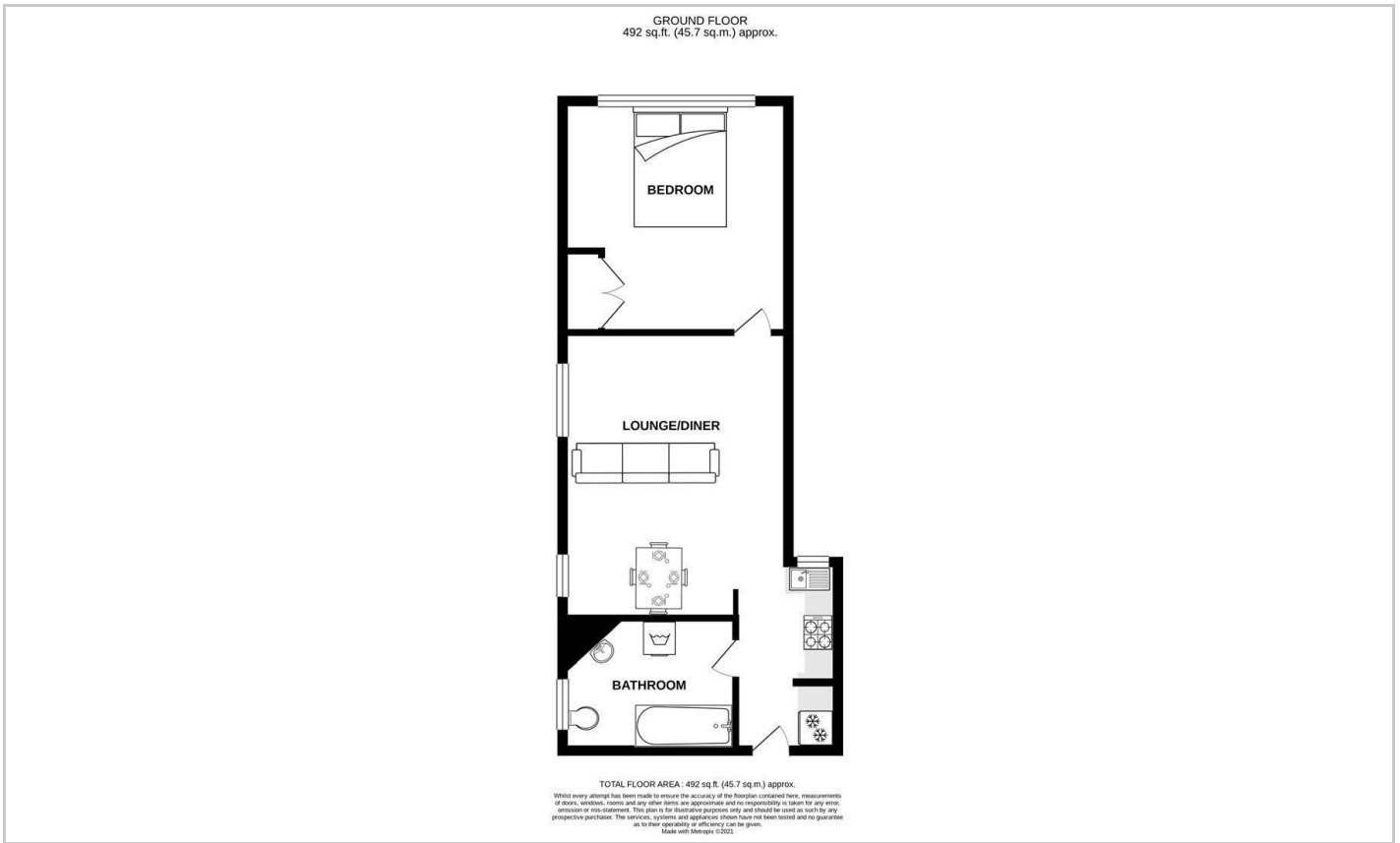
### **Communal Off-Street Parking**

### **Communal Garden**

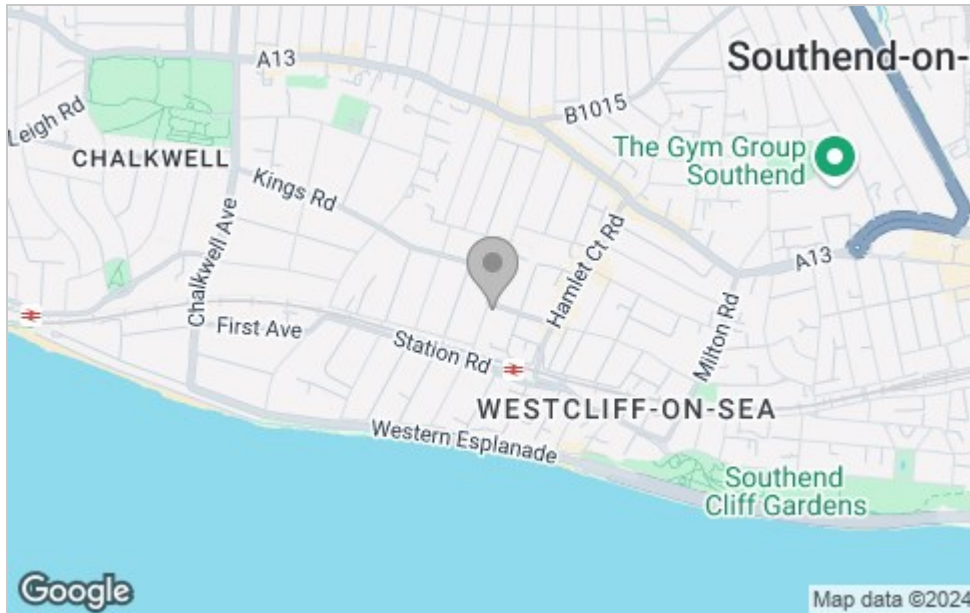




# Floor Plan



# 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.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 811211 [info@bearestateagents.co.uk](mailto:info@bearestateagents.co.uk) <https://www.bearestateagents.co.uk>

# Energy Efficiency Graph

