

**SCOTT &  
STAPLETON**

**PEMBURY ROAD**  
Westcliff-On-Sea, SS0 8FG  
**£275,000**







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**WESTCLIFF-ON-SEA, SS0 8FG**

Scott & Stapleton are delighted to offer for sale this modern ground floor apartment within a highly desirable development just off Chalkwell seafront.

This super apartment is in excellent condition throughout with modern open plan lounge/dining room & kitchen with integrated appliances plus west facing balcony. There is a modern bathroom, 2 good size bedrooms the master bedroom having fitted wardrobes & a luxury en suite shower room.

Externally are well tended communal garden whilst the allocated parking space is secure underground. The property also benefits from an unexpired lease of approx. 113 years.

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Located just yards from Chalkwell seafront & the beachfront restaurants the development is within easy walking distance of Westcliff mainline railway station & Hamlet Court Road shopping facilities. Offered with no onward chain an early internal inspection is strongly advised.





Entrance Hallway

3.40 x 2.00 (11'1" x 6'6")  
Laminate flooring. Radiator. Doors to all rooms. Storage cupboard. Smooth painted ceiling. Pendant.

Open Plan Living Room/ Kitchen

7.09 x 3.17 (23'3" x 10'4")  
UPVC patio doors & window to rear elevation leading to west facing balcony. Laminate flooring. Two radiators. Range of low and eye level units with integrated fridge/freezer, oven, washing machine and dishwasher. Rolled edge worktop with stainless sink & drainer and electric hob. Smooth painted ceiling. 2 x pendants and spotlights.

Balcony

West facing balcony.

Master Bedroom

4.55m x 2.87m (14'11 x 9'5)  
UPVC window to rear elevation. Carpet. Radiator. Fitted wardrobes. Smooth painted ceiling. Hanging pendant.

Ensuite Shower Room

2.18 x 1.68 (7'1" x 5'6")  
Tile effect vinyl. Radiator. Partly tiled walls. Three piece suite comprising low level WC, basin & walk in shower cubicle. Smooth painted ceiling. Spot lights.

Bedroom Two

3.63m x 2.01m (11'11 x 6'7)  
UPVC window to rear elevation. Carpet. Radiator. Smooth painted ceiling. Hanging pendant.

Family Bathroom

2.20 x 1.71 (7'2" x 5'7")  
Tile effect vinyl. Radiator. Partly tiled walls. Three piece suite comprising low level WC, basin & shower. Smooth painted ceiling. Spotlights.

Communal Gardens

Well tended communal gardens to rear.

Secure Underground Parking

Electric gates to front, allocated parking space, lift to all floors.

Lease Details

Original 125 year lease from 2011 with approx. 113 years remaining.  
Service charge approx. £116 per month which includes buildings insurance & maintenance.  
Ground rent £300 per annum.



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.1 SQ.M.)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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