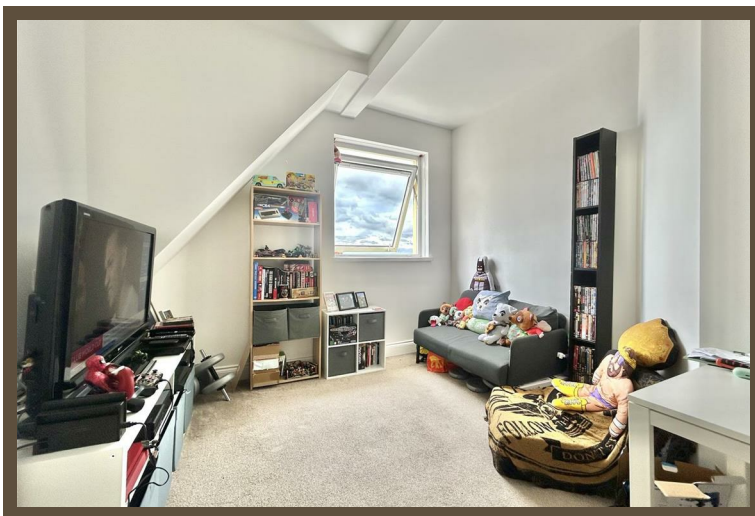


**SCOTT &
STAPLETON**

BURLEIGH COURT
Westcliff-On-Sea, SS0 8HE
£150,000





BURLEIGH COURT

£150,000

WESTCLIFF-ON-SEA, SS0 8HE

Scott & Stapleton are delighted to offer for sale this super top floor purpose built apartment benefitting from fabulous south facing views towards the Thames Estuary.

This excellent flat has been well maintained and benefits from a luxury fitted kitchen open plan to good size lounge, large double bedroom, modern fitted bathroom plus a huge storage cupboard, ideal as a walk in wardrobe.

This popular development has the benefit of 2 lifts and the property has the added advantage of a lease of approx. 189 years remaining.

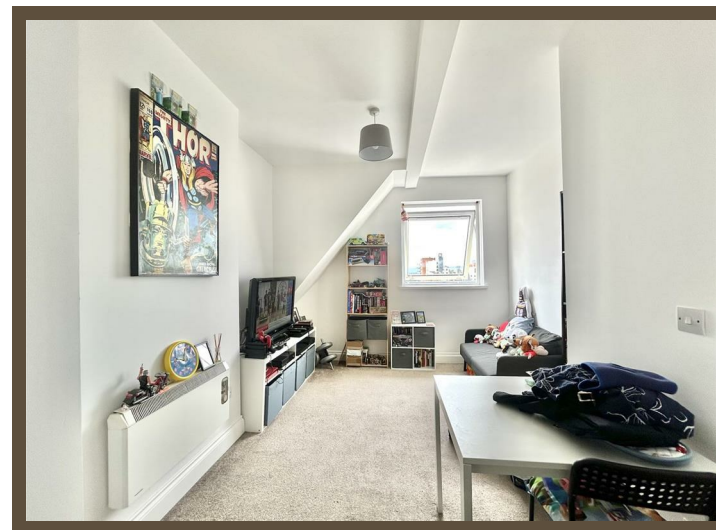
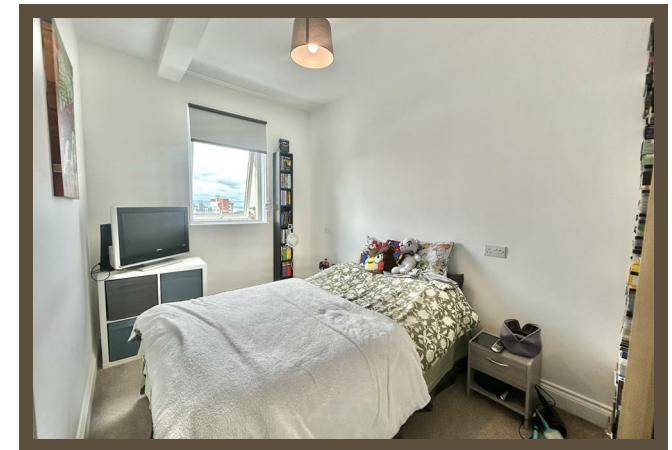
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Located in a convenient location within easy walking distance of Westcliff mainline railway station, Hamlet Court Road shopping facilities & Chalkwell Esplanade & beach.

An ideal & affordable first time purchase, downsizing option or long term buy to let opportunity. An early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs & 2 lifts to all floors. Personal entrance door leading to entrance hall.

Entrance hall

Fitted cupboard housing hot water tank. Electric heater. Panelled doors to all rooms.

Hall cupboard

2.9 x 1.8 (9'6" x 5'10")

Huge storage cupboard with power & light. Ideal for walk in wardrobe.

Open plan lounge/diner/kitchen

Kitchen area

2.2 x 2.6 (7'2" x 8'6")

UPVC double glazed windows to side. Range of luxury fitted white high gloss base & eye level units with integrated electric oven, separate electric hob & extractor fan. Spaces for washing machine & fridge/freezer. Roll edge worktops with inset stainless steel one and a quarter bowl sink unit with matching drainer & mixer tap. Tiled floor, open plan in to lounge area.

Lounge area

3.6 x 3.1 max (11'9" x 10'2" max)

South facing UPVC double glazed window to rear with rooftop views towards the estuary. Electric heater.

Bedroom

3.4 x 2.3 increasing to 3 (11'1" x 7'6" increasing to 9'10")

South facing UPVC double glazed window to rear with estuary views. Electric heater.

Bathroom

2.2 x 1.3 (7'2" x 4'3")

Obscure UPVC double glazed window to side. Luxury white

suite comprising of P shaped panelled bath with mixer tap, shower attachment & glass screen, pedestal wash hand basin & low level WC. Part tiled walls, tiled floor, heated towel rail, shaver point, extractor fan.

Externally

Communal gardens to rear. Bike & bin stores. On road parking with no restrictions.

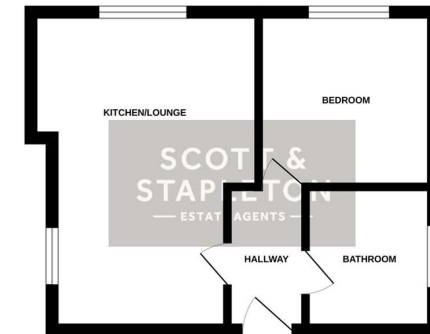
Lease details

189 year left on lease.

Pace - managing agent

£250 per month, service charge

£34.59 every 6 months, ground rent.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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