



* PLEASE REQUEST A VIEWING VIA RIGHTMOVE BY CLICKING EMAIL AGENT AND FILLING OUT THE ONLINE FORM * A LARGER THAN AVERAGE GROUND FLOOR FLAT * ALLOCATED PARKING * A modern, two double bedroom property has entered the market benefitting with a sizeable lounge/diner and one allocated off street parking space. Just minutes from the seafront, local amenities and Westcliff Train Station, this superb flat is also within walking distance to Leigh Broadway's shopping facilities and Chalkwell Park.

- Please Request a Viewing Online Via Rightmove by Clicking Email Agent
- Two Double Bedrooms
- One allocated Off-Street Parking Space
- Walking Distance to Westcliff Train Station and Bus Links
- Close to Excellent Shops and Eateries
- Beautifully Presented Ground Floor Flat
- Large 'L' Shaped Lounge/Diner
- Double Glazing
- Minutes from the Seafront

Station Road

Westcliff-on-Sea

£1,250 (From) Per Calendar Month
(From) Per Calendar Month



Station Road



Just minutes from the seafront is this stylish two double bedroom ground floor flat which boasts an extensive lease of 190 years. Within walking distance, you will have access to Westcliff Train Station which has direct links to London Fenchurch on the C2C line, as well as beneficial bus links. Hamlet Court Road is home to an array of useful local amenities, whilst further shops and eateries can be found along London Road, the seafront and Southend High Street which are all within close proximity. The accommodation has been beautifully presented with a large 'L' shaped lounge/diner, a fully fitted kitchen, two double bedrooms and a three piece bathroom. Extras include storage space, one allocated off-street parking space, double glazing and electric heating.

Entrance Hallway

Communal entrance with entry phone system. Front door into hallway.

Hallway

Entry phone system, airing cupboard, electric heater and fitted carpet. Doors to all rooms.

Lounge Diner

28'2" x 18'0" max

Fantastic size lounge diner with two large double glazed windows, two electric heaters and fitted carpet. Space for separate study area.

Kitchen

12'0" x 5'6"

Modern fitted kitchen with a range of wall & base kitchen units, rolled edge work surfaces and stainless steel sink & drainer. Integrated Zanussi oven & hob, integrated dishwasher, fridge and space for washing machine. Tiled floor and spotlights.

Bedroom One

12'4" x 10'0" (39'4" x 32'9")

Double glazed window to rear aspect, electric heater and fitted carpet.

Bedroom Two

12'4" x 10'5"

Double glazed window to rear aspect, electric heater and fitted carpet.

Bathroom

8'7" x 8'2"

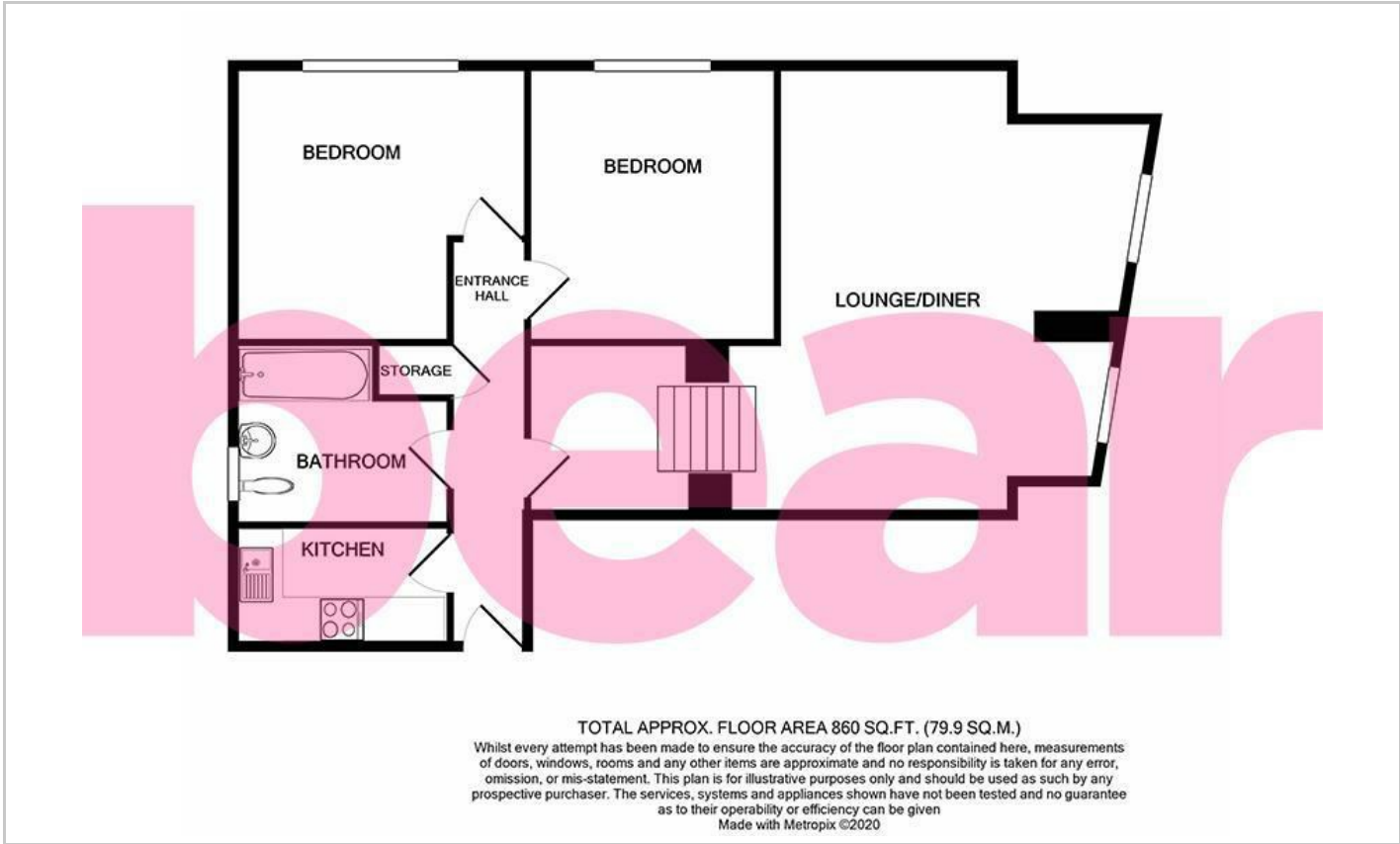
Three piece bathroom suite comprising of P shape bath with shower & glass screen, WC and pedestal wash hand basin. Two double glazed obscure windows to side aspect, chrome heated towel rail, extractor fan, part tiled walls & tiled floor.

Parking

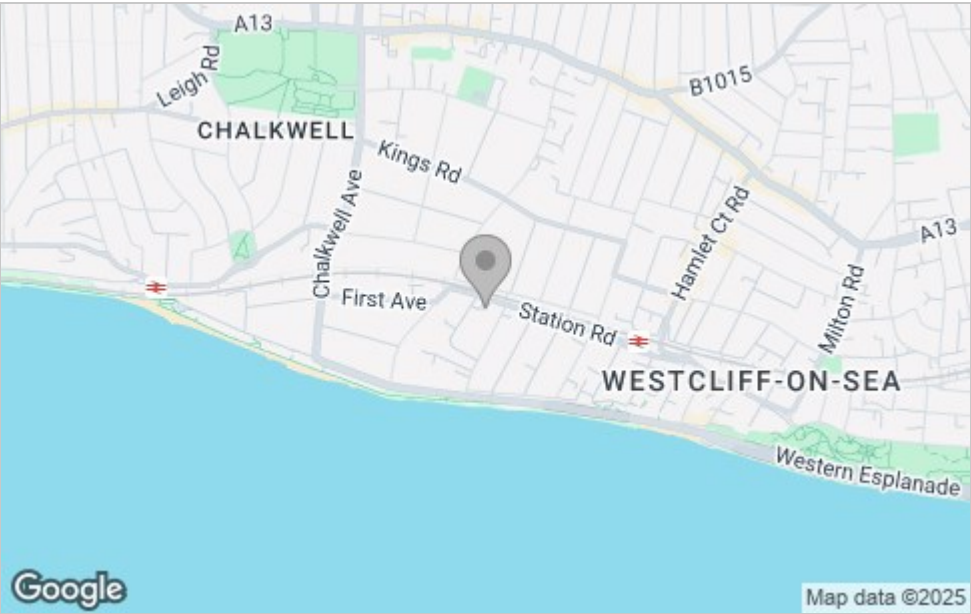
Allocated parking space to rear of property.



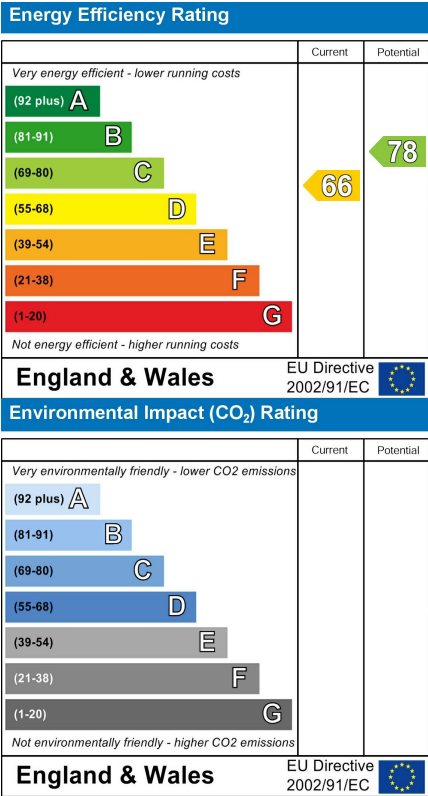
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 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 firms 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 899 780 info@bearlettings.co.uk