# **WESTCLIFF-ON-SEA**



# **FOR SALE**

Fred Laws House, 26 Westcliff Parade, Westcliff-on-Sea, Southend-on-Sea, Essex, SSO 7QE

FORMER SHELTERED LIVING – FREEHOLD FOR SALE 8, 190 SQ. FT. (760 SQ. M.)



**LARGE CORNER POSITION** 



**VIEWS OVER THAMES ESTUARY** 



**POTENTIAL REDEVELOPMENT (STP)** 



APPROX 10 MINUTE WALK FROM WESTCLIFF STATION

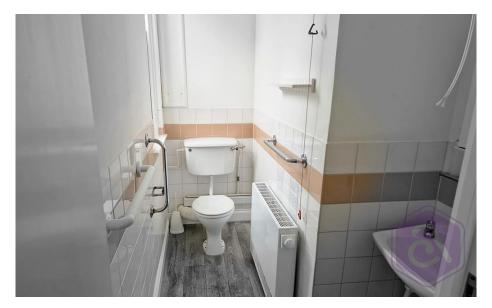


PRICE ON APPLICATION



**SOUTHEND OFFICE 01702 343060** 

**CHELMSFORD OFFICE 01245 202555** 











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## **DESCRIPTION AND LOCATION**

The property is located on Westcliff Parade so benefits from views over Southend's famous Cliffs towards the Thames Estuary and sits on a bold corner plot at the junction with Trinity Avenue. It's positioned on a one way street which leads to the Cliffs Pavilion.

Southend City Centre, Southend's famous Pier and Southend Central Train station are all less than a mile away

The property was originally two semi detached dwellings which have now been merged to form a single sheltered housing property offering 12 rooms over two storevs with a third floor situated in the former loft of the eastern building providing what we believe to be staff accommodation.

Internally the property has been arranged to suit its current use of sheltered living provision and has been well maintained. The ground floor comprises of 4 rooms all with ensuites, kitchen, utility room, lounge, dining room, office, laundry room, boiler room, hairdressers room and lift.

To the first floor there are 8 rooms, bathroom, shower room and lift. Externally there are gardens to the rear, front and side and off street parking.



#### **ACCOMMODATION**

|                 | sq ft | sq m |
|-----------------|-------|------|
| G Floor approx. | 3,900 | 362  |
| F Floor approx. | 3,600 | 334  |
| S Floor approx. | 690   | 64   |

Total approx. 8,190 760

(please note the property has been measured via google earth so all sizes are approximate)

Plot size approx.: 7,800 sq ft, 724 sq m, 0.18 acre

#### **EPC**

Awaiting EPC

#### **LEGAL COSTS**

Each party are responsible for their own legal costs incurred.

#### **BUSINESS RATES**

Interested parties are advised to confirm the rating liability with Southend City Council on 01702 215000

#### **TENURE**

Freehold

#### PRICE

Price on application

#### **VIEWING**

prior appointment via Strictly landlords appointed agents Avers&Cruiks

#### Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, NAEA (RICS In Property Wildlife on business Wildlife any authority to make any representations, whatever in relation to this property.









All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise

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