

WESTCLIFF-ON-SEA



FOR SALE

**Fred Laws House,
26 Westcliff Parade,
Westcliff-on-Sea,
Southend-on-Sea,
Essex,
SS0 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**



Ayers & Cruiks
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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 storeys 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

Strictly by prior appointment via landlords appointed agents Ayers&Cruikis

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 & Cruikis, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

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



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