

# WESTCLIFF-ON-SEA



# FOR SALE

34a Hamlet Court Road,  
Westcliff  
Southend-on-Sea  
Essex  
SS0 7LX

**ONE BEDROOM HOUSE/POTENTIAL  
DEVELOPMENT SITE  
1011 SQ. FT. (94 SQ. M.)**



ONE BEDROOM HOUSE



FREEHOLD



CLOSE TO HAMLET COURT ROAD  
AND WESTCLIFF RAILWAY STATION



POTENTIAL DEVELOPMENT



OFFERS OVER £160,000

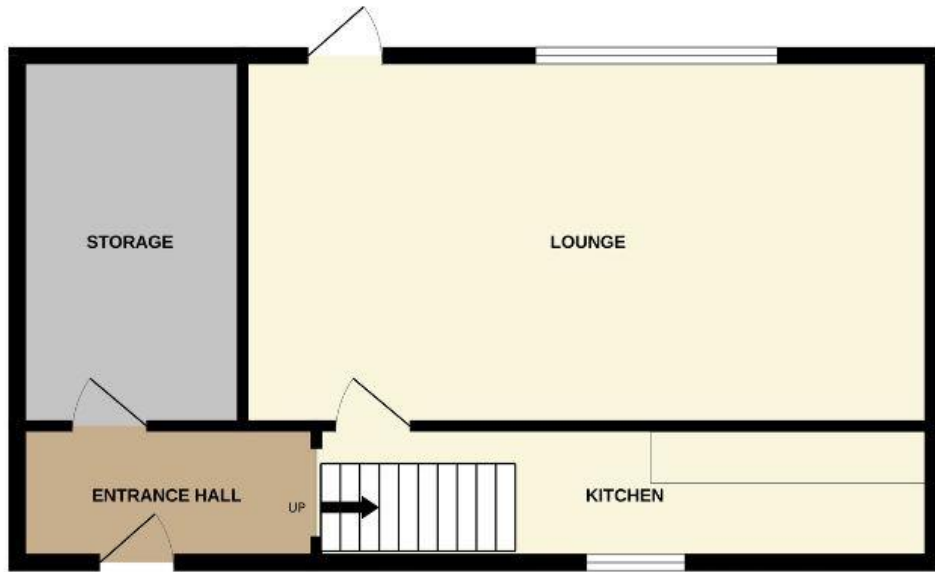


**Ayers & Cruiks**  
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**SOUTHEND OFFICE**  
**01702 343060**

**CHELMSFORD OFFICE**  
**01245 202555**

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# DESCRIPTION AND LOCATION

The site is located to the rear of Hamlet Court Road accessed via a service road running from Canewdon Road to Leonard Road.

Various adjacent coach houses/mews buildings have been converted to residential dwellings.

With its position between the shops in Hamlet Court Road and the residential properties in Preston Road, it provides for a very quiet original looking neighbourhood.

The property is a one bedroom coach house property in need of modernisation, although we feel the property could have development potential for two one bedroom houses (S.T.P.P.)

## ACCOMMODATION

Ground Floor 527 sq. ft. ( 49 sq. m.)  
First Floor 484 sq. ft. ( 45 sq. m.)  
**Total approx. area 1011sq. ft. ( 94 sq. m.)**

## EPC

Awaiting EPC

## LEGAL COSTS

Each party are responsible for the reasonable legal costs incurred.

## BUSINESS RATE

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

## TENURE

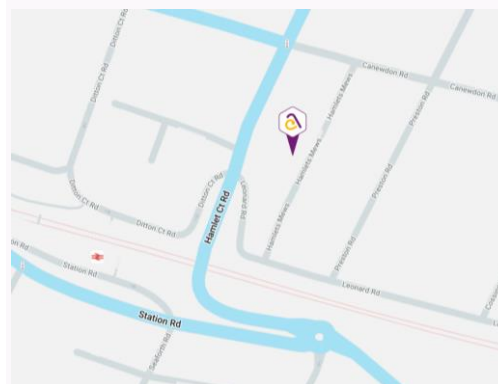
Freehold

## PRICE

Offers in excess of £160,000

## 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 & 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, 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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