

**DEDMAN
GRAY**

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32 Burleigh Court, 380 Station Road

Westcliff-On-Sea

£190,000



Fantastic 2-bed apartment in sought-after location near Hamlet Court Road. Modern bathroom, open plan living, walking distance to stations & Chalkwell Beach. Ideal for investors or first time buyers. Allocated parking. No chain. Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Good sized second floor flat
- Two good size bedrooms
- Bathroom with three piece suite
- Open plan living lounge/kitchen
- Close to Hamlet Court Road with its amenities
- Walking distance to Westcliff and Chalkwell stations
- Moments from Chalkwell Beach
- Ideal Buy to Let
- No onward chain

Communal security entrance door to

Communal Hall

Lifts leading to:

Entrance Hall

Entry phone system, built in cupboards and door to walk in cupboard 6'4 x 4'4 with lighting, smooth plastered ceiling.

Bedroom 1

11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed window to side, wall mounted heater, smooth plastered ceiling.

Bedroom 2

8' 4" x 7' 6" (2.54m x 2.29m)

Obscure double glazed window to side, wall mounted storage heater, smooth plastered ceiling.

Bathroom

Obscure double glazed window to side, corner bath with mixer taps and shower attachment, wash hand basin with mixer taps, low flush WC, heated towel rail, smooth plastered ceiling, tiled floor.

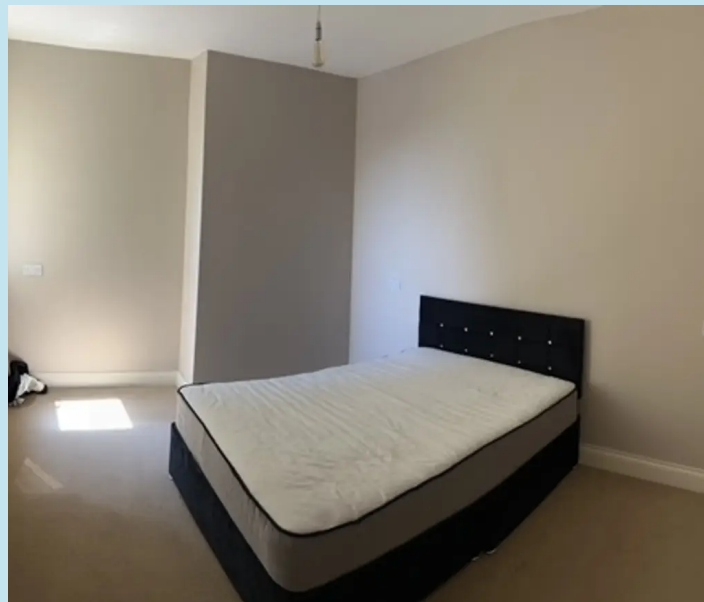
Lounge/Kitchen

17' 7" x 10' 2" (5.36m x 3.10m)

Double glazed bay window to rear, base and eye level units with concealed lighting, stainless steel sink unit with mixer taps, built in electric hob with oven below and extractor fan over, integrated washing machine and fridge, smooth plastered ceiling and open plan to the living lounge area.

Agents Note:

The vendor advises s the tenant vacates the property mid June 2024.



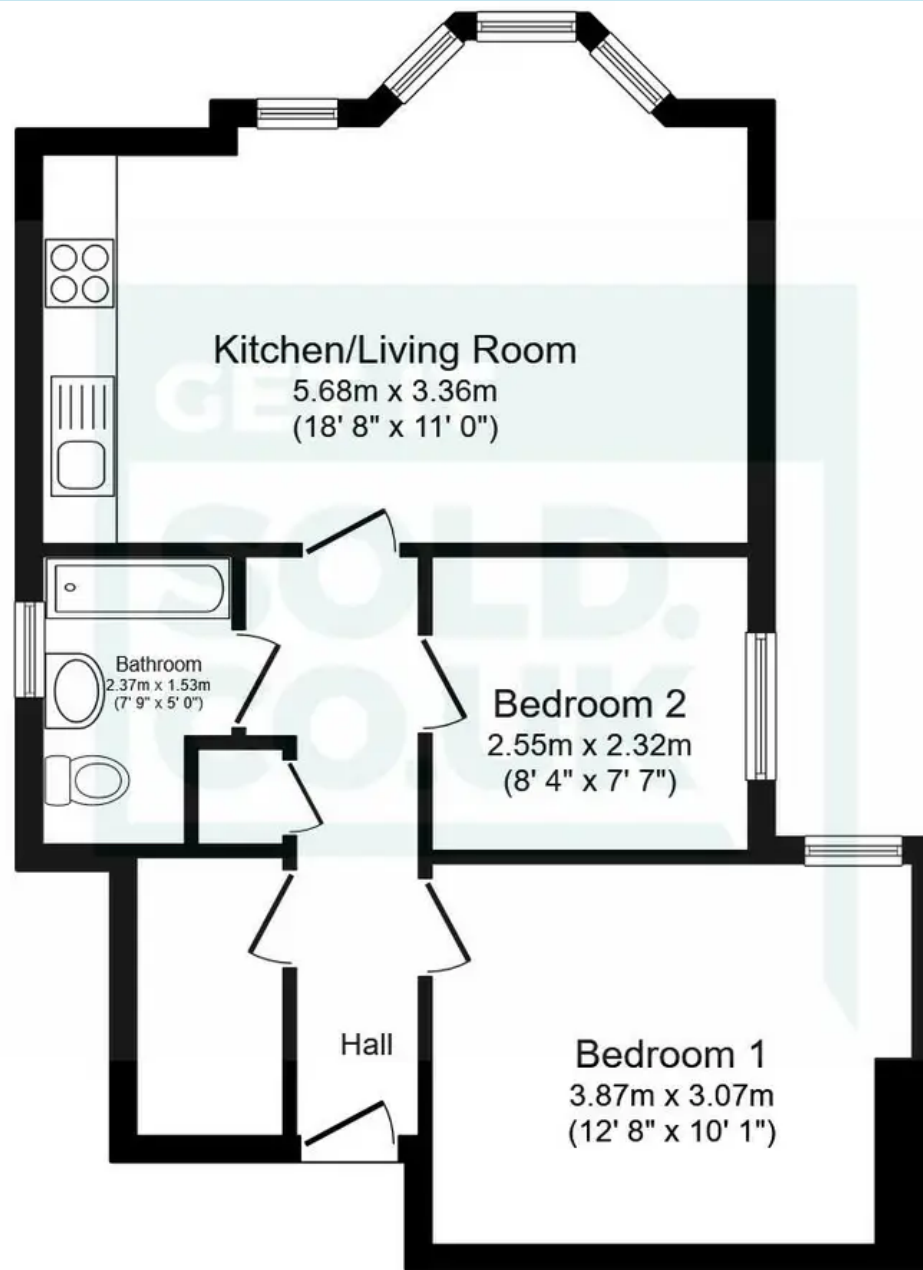


GARDEN

ALLOCATED PARKING

1 Parking Space

There is allocated parking for one vehicle.



380 Station Road

Total floor area 51.4 sq.m. (553 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sold.co.uk. Powered by www.focalagent.com



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