



\* £200,000 - £220,000 \* No Onward Chain \*  
Recently refurbished one double bedroom ground floor flat with off-street parking for two vehicles. Positioned in a sought after location close to Westcliff Station, Hamlet Court Road and the Seafront. Benefitting from sea views from the lounge.

- Well Presented Ground Floor Flat
- Off-Street Parking for Two Cars
- Good-Sized Double Bedroom
- Large Storage Cupboard
- Easy Access to Hamlet Court Road
- Presented with No Onward Chain
- Large Lounge with Sea Views
- Stylish Shower Room
- Double Glazing
- Walking Distance of Westcliff Train Station and Seafront

## Manor Road

Westcliff-on-Sea

**£200,000**

Price Guide



# Manor Road



Positioned in a popular Westcliff-on-Sea location, is this one double bedroom ground floor flat. The property is positioned on the doorstep to a wealth of amenities including Westcliff Train Station that offers direct access into Central London. The ever-popular Hamlet Court Road is also a stones throw away, offering a selection of shops and restaurants, whilst the picturesque seafront is also just a short walk away.

The property has been beautifully refurbished throughout to a high standard. Internally, the accommodation consists of a large bay-fronted lounge, a good-sized double bedroom, a shower-room and a kitchen with skylights. There is also a large under-stair storage cupboard. The property benefits from a wealth of character and a long lease, with the added bonus of two off-street parking spaces.

## **One Bedroom Ground Floor Flat**

### **Lounge**

16'2 > 12'6 x 14'7

### **Kitchen**

14'9 x 5'4

### **Bedroom**

12'5 x 14'7 > 8'8

### **Shower Room**

5'3 x 4'9

### **Storage**

### **Off-Street Parking**

### **Agents Notes**

Council Tax Band: A

Lease: 156

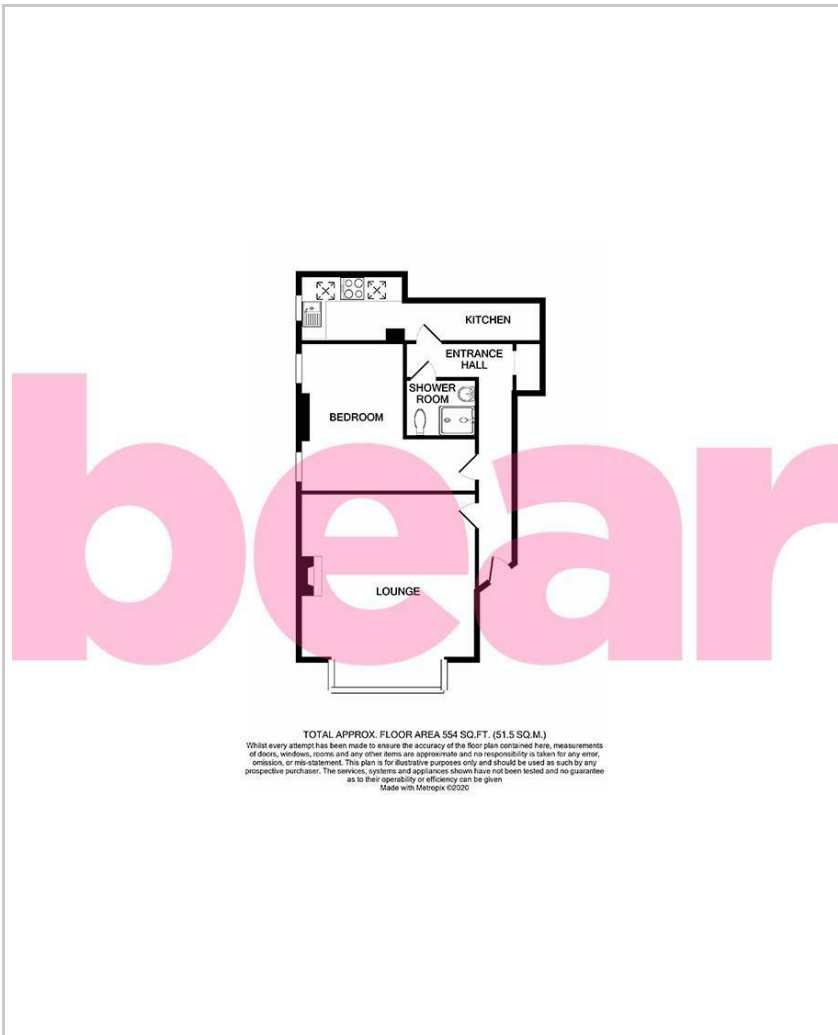
Ground Rent: £60 pa

Service Charge: £350 pa approx

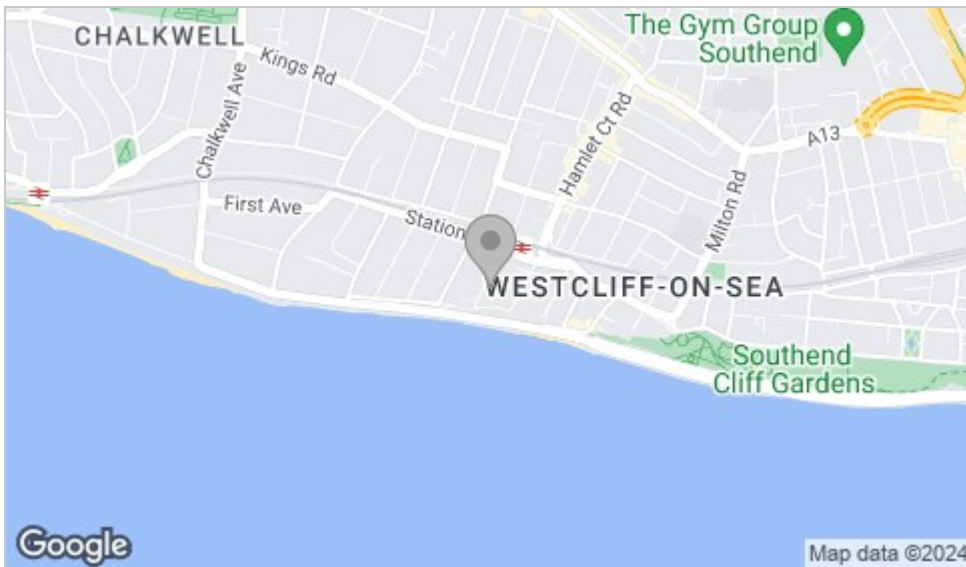




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

