



\* £160,000- £180,000 \* SEA VIEWS \* MODERNISED THROUGHOUT \* FIRST FLOOR \* A gorgeous flat that has spacious and bright accommodation throughout, boasting a kitchen breakfast room, a stunning bathroom and a generous lounge with a feature fireplace. There is also a generous bedroom, fitted shutter blinds to all of the windows and a communal garden. Located within a few minutes walk to the Seafront amenities, whilst also being within touching distance to Westcliff Station and Hamlet Court Roads shops, bars and restaurants. This superb flat is also being sold with no onward chain and we hold keys for immediate viewing.

- First floor flat
- Modern fitted kitchen breakfast room
- Permit parking available
- Newly laid carpets and recently redecorated
- Doorstep to Westcliff Station and Beachfront
- Large bedroom
- Lounge with sea views
- Communal garden
- 149 year lease, £1,204 service charge a year
- No onward chain

## Station Road

Westcliff-On-Sea

**£160,000**

Price Guide



# Station Road



## Frontage and Communal Hallway

Communal door from the pavement giving access to the carpeted stairs to the first floor, door to:

## 'L' Shaped Hallway

Smooth ceiling with a smoke alarm, newly carpeted floor, storage cupboard, radiator, door to:

## Bedroom One

14'1" x 4'9" x 13'8" > 8'1"

Double glazed window to the front with fitted shutter blinds, newly laid carpet, radiator.

## Lounge

12'3" x 9'3"

Smooth ceiling, double glazed windows to the front with fitted shutter blinds (offering sea views), radiator, carpet.

## Bathroom

6'0" x 5'7"

Smooth ceiling, roll edge bath with a rainfall head and a shower attachment, pedestal wash basin, low level w/c, chrome heated towel rail, feature patterned tiled walls, tiled floor.

## Kitchen

12'3" x 8'5"

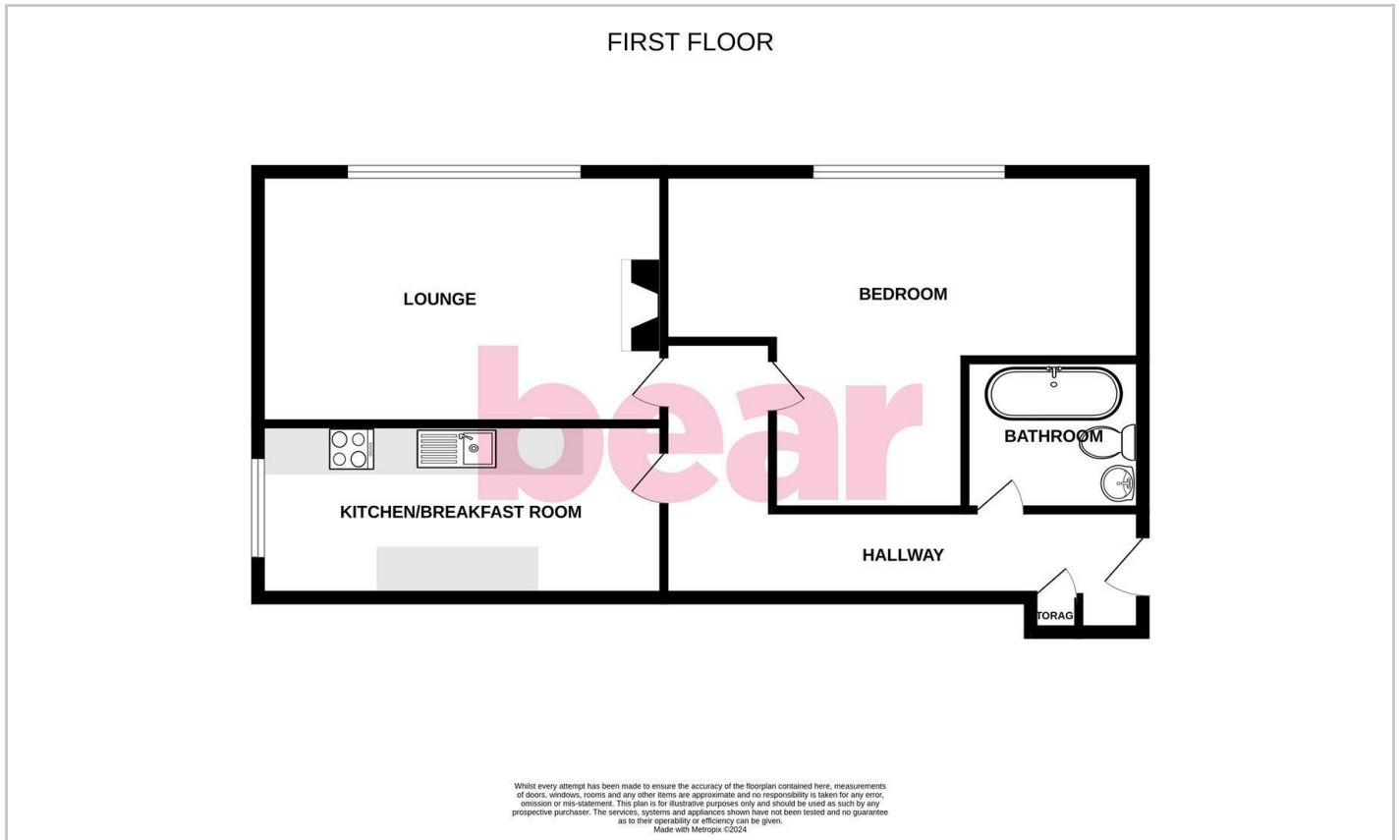
Smooth ceiling with a pendant light, double glazed windows to the side with fitted shutter blinds, modern kitchen comprising of; wall and base level units with a roller edge laminate worktop, four ring electric hob with an extractor fan above, integrated oven and grill, breakfast bar, space for a fridge freezer, space for a washing machine, cupboard housing a wall mounted Viessmann boiler, stainless steel sink and drainer with a mixer tap and splashback, radiator, lino flooring.

## Communal Garden

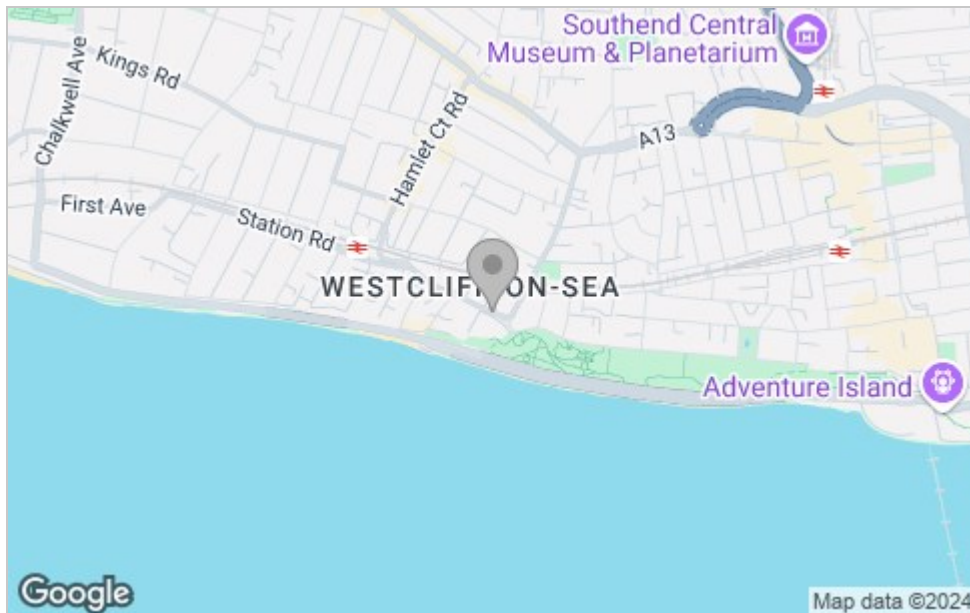
Commences with a lawn area, raised patio, gate giving access to the pavement.



## 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

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |