



* £190,000 - £210,000 * SHARED PARKING * ENVIOUSLY SIZED RECEPTION ROOM * SEAFRONT LOCATION * MOMENTS FROM WESTCLIFF STATION * NO ONWARD CHAIN * NEW 125-YEAR LEASE ON COMPLETION * This first-floor flat is perfectly located by the seafront and Westcliff Station for commuters and with an impressive bay-fronted reception room, a modern shower room, fitted kitchen and double bedroom - this flat is a must view! The property is nearby the amenities of Hamlet Court Road and there are bus links a short walk away as well as great schools. Southend High Street and Leigh Broadway are equidistance and are walkable, while the seafront at the bottom of the road is a huge benefit. The property has tonnes of period charm, is perfect for first time buyers and investors and is available with no onward chain and a new lease of 125 years.

- Seafront location
- Moments from Westcliff Station
- Good size bedroom
- Perfect for first time buyers and investors
- Fitted kitchen
- Shared parking
- Huge bay-fronted reception room
- Period character
- Modern three-piece shower room suite
- Double glazing and gas central heating

Pembury Road

Westcliff-On-Sea

£190,000



Pembury Road



Frontage/Shared Parking

Shared parking on a hardstanding driveway with bin store area, brick built wall, tiled pathway with overhanging front porch and door leading to communal entrance with door entry system.

Communal Entrance Hallway

Carpeted staircase rising to first floor landing, window to side aspect, door leading to:

Private Entrance Hallway

Dado rail, skirting, carpet, doors to all rooms.

Lounge-Diner

12'6" x 15'10"

UPVC double glazed bay-fronted window, desk area, radiator with decorative wooden cover and secondary radiator, coving, dado rail, skirting, wood effect laminate flooring.

Kitchen

8'9" x 6'11"

UPVC double glazed window to front aspect, wooden kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap and a tiled splashback, four ring burner gas hob set into granite effect laminate worktops with extractor hood over, integrated oven, space for appliances, radiator, boiler, skirting and tiled flooring.

Bedroom

11'10" x 10'11"

Two UPVC double glazed windows to rear aspect, radiator with decorative wooden cover, skirting, carpet

Three-Piece Shower Room

7'10" x 4'9"

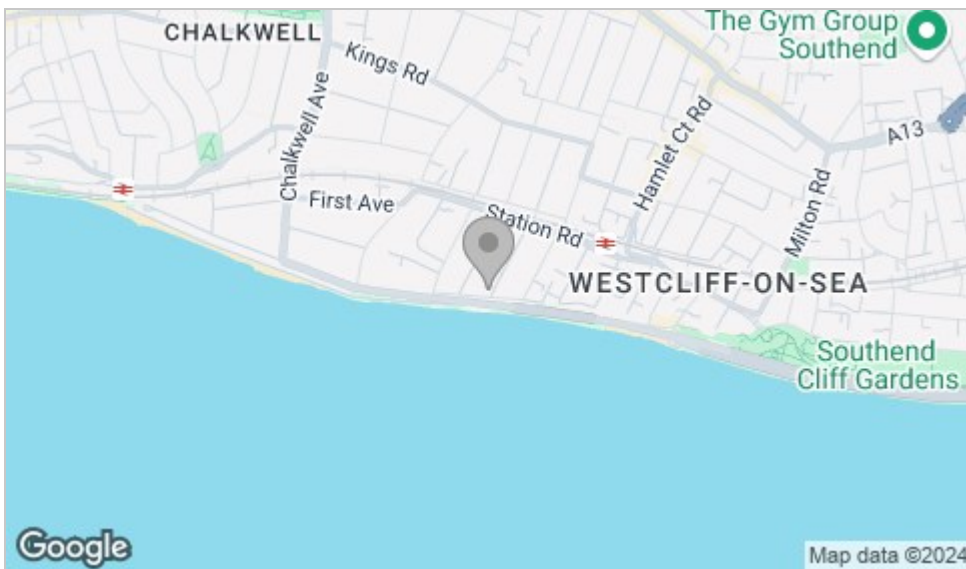
Corner shower cubicle with power shower, partially tiled walls, low-level w/c, modern pedestal wash basin with chrome mixer tap, wall-mounted mirrored cupboard and secondary cupboard, chrome towel radiator, tiled floor.



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.

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Energy Efficiency Graph

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