



£130,000 - £150,000 \* LONG LEASE \* MOMENTS TO CHALKWELL BEACH \* TOP FLOOR FLAT WITH LIFT IN BLOCK \* NO ONWARD CHAIN \* Situated in this convenient location within walking distance of Hamlet Court Road shopping facilities, the beachfront and of course, Westcliff and Chalkwell Mainline Railway Stations giving direct access to London Fenchurch Street. This excellent flat has a generous bedroom and is located on the top floor, the property boasts a modern fitted kitchen-reception room with enough room for lounge, dining, and workspace areas, there is a contemporary three-piece shower room and a good-sized bedroom benefitting from wardrobes to remain. Being offered with a long and healthy lease, this apartment would make a great first-time purchase or buy to let investment - viewings are available now and the flat is offered with no onward chain!

- Moments from Chalkwell beachfront
- Lift service to this top floor flat
- Open-plan living
- Great first time buy or investment
- Amenities and bus links nearby
- Minutes to Westcliff and Chalkwell stations for London commuters
- Long lease remaining
- Modern fitted kitchen
- Wardrobes and some furniture to remain
- Hamlet Court Roads shops and restaurants nearby

## Station Road

Westcliff-on-Sea

**£130,000**

Price Guide



# Station Road



## Communal Entrance

Communal entrance with entry phone system, lift service and a front door leading to:

## Private Entrance Hall

Intercom system, skirting, recently installed wood effect laminate flooring and doors to all rooms.

## Kitchen-Reception Room

14'2" x 12'7"

UPVC double glazed window to front aspect, shaker style kitchen units both wall-mounted and base level comprising; 1.5 stainless steel sink with drainer and chrome mixer tap, four ring burner electric hob with extractor hood over and an integrated oven, laminate worktops with tiled splashbacks, integral soap dispenser, space for washing machine, fridge/freezer to remain, newly installed electric radiator, skirting, recently installed wood effect laminate flooring, dining table and chairs to remain as well as TV cabinet and coffee table. There is also space for a workstation in this room.

## Double Bedroom

10'6" x 9'3"

UPVC double glazed window to front aspect, wardrobes to remain, newly fitted electric radiator, skirting, carpet, built-in storage cupboard.

## Three-Piece Shower Room

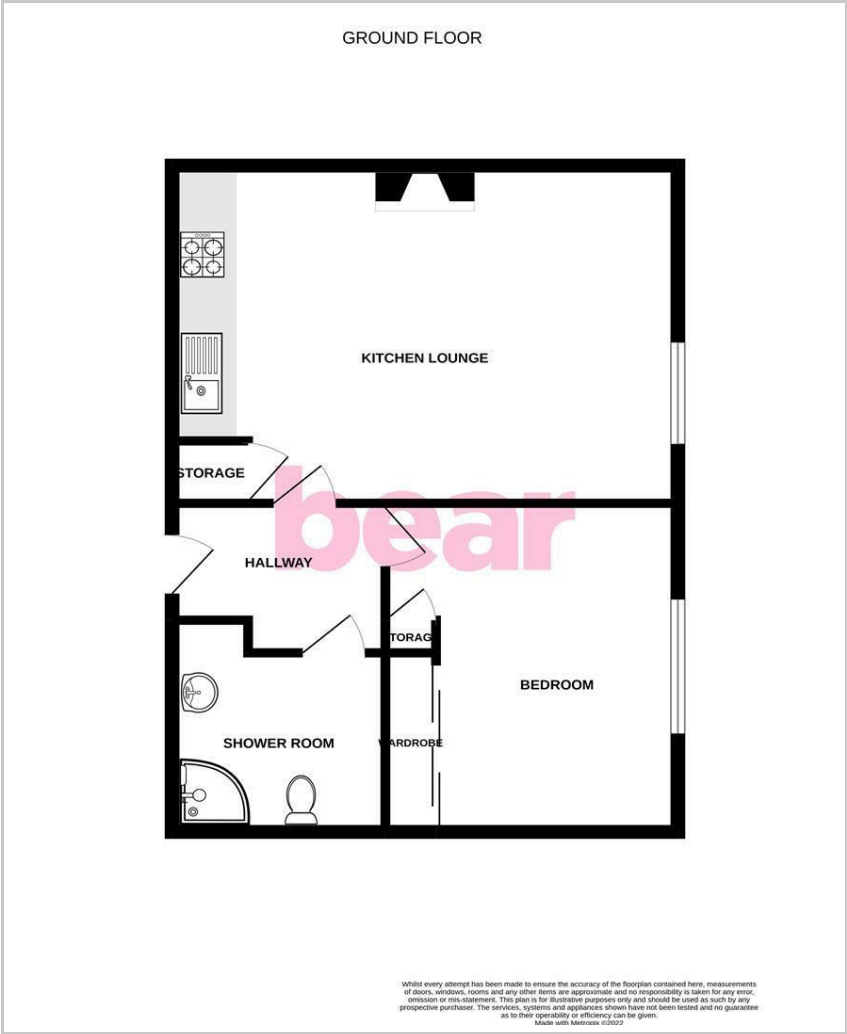
6'3" x 4'6"

Tiled shower enclosure with drencher head and secondary shower attachment, modern pedestal wash basin with chrome mixer tap, WC, chrome towel radiator, extractor fan, shaver point, partial wall tiling and floor tiling.

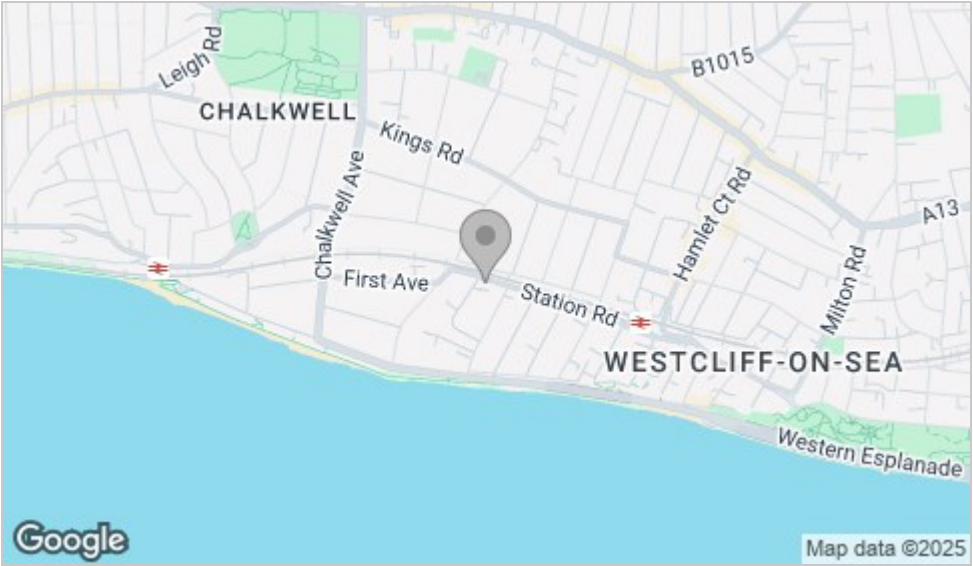




# Floor Plan



# 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 firms 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

