

Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Price

£175,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1963.

○ Key Features

- > Energy Rating: C
- > ONE DOUBLE BEDROOM APARTMENT
- > FEATURE LOUNGE/DINING ROOM
- > MODERN FITTED BREAKFAST KITCHEN
- > FITTED BATHROOM
- > DOUBLE GLAZING 7 GAS CENTRAL HEATING
- > OPEN VIEWS ACROSS BOWLING GREENS TO THE REAR
- > IDEAL FIRST TIME BUY
- > IDEAL INVESTMENT PROPERTY WITH POTENTIAL 7% ANNUAL RENTAL YIELD

○ Short Description

Very well presented, ONE DOUBLE BEDROOM apartment, benefiting from, entrance hallway, feature lounge/dining room, spacious double bedroom, fitted bathroom, modern fitted breakfast kitchen, Ideal first time buy or investment with potential 7% yield.

○ Long Description

Very well presented, ONE DOUBLE BEDROOM apartment, benefiting from, entrance hallway, feature lounge/dining room, spacious double bedroom, fitted bathroom, modern fitted breakfast kitchen, Ideal first time buy or investment with potential 7% yield.

○ Directions

Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Room Description

Entrance Hall

Access via double glazed door. Radiator

Lounge

14' 9" x 11' 3" (4.50m x 3.43m)

Double glazed window to rear. Radiator

Kitchen / Diner

10' 8" x 8' 7" (3.25m x 2.62m)

Double glazed window to front. Kitchen is fitted with a range of wall mounted and base units finished with work surfaces, inset with sink/drainage unit. Space for appliances. Combi boiler. Radiator

Bedroom

12' 2" x 12' (3.71m x 3.66m)

Double glazed windows to front. Radiator

Bathroom

7' 8" x 4' 7" (2.34m x 1.40m)

Double glazed window to front. Three piece suite comprising of panel enclosed bath with shower over, wash hand basin and low level flush W/C

Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Room Description

Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Room Description

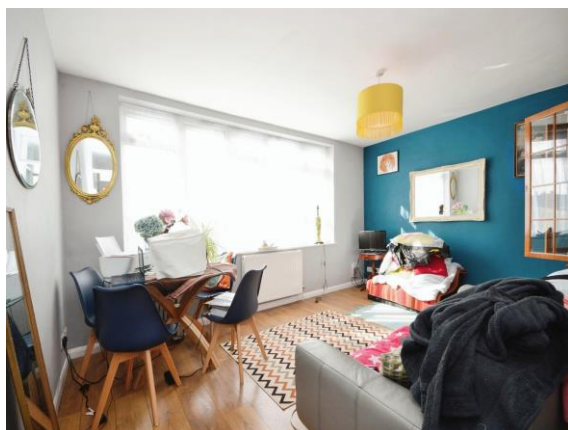
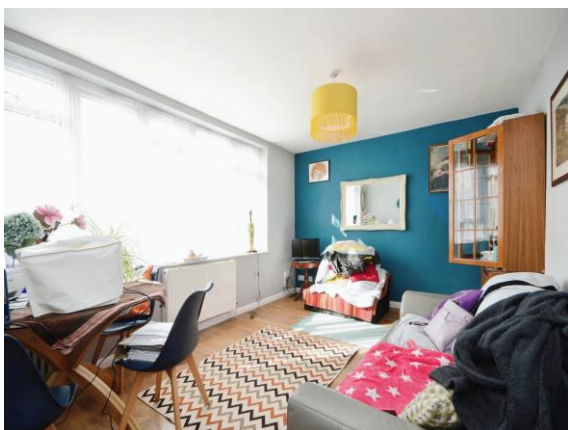
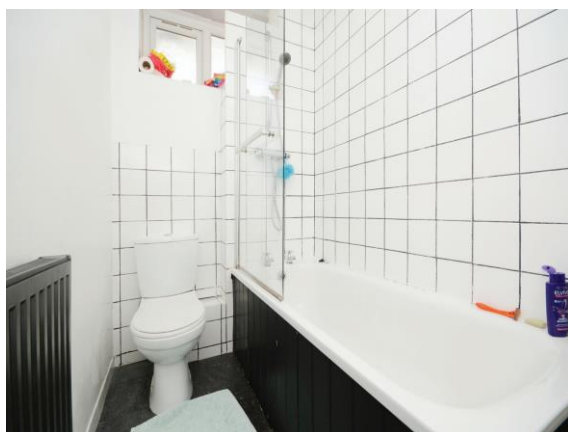
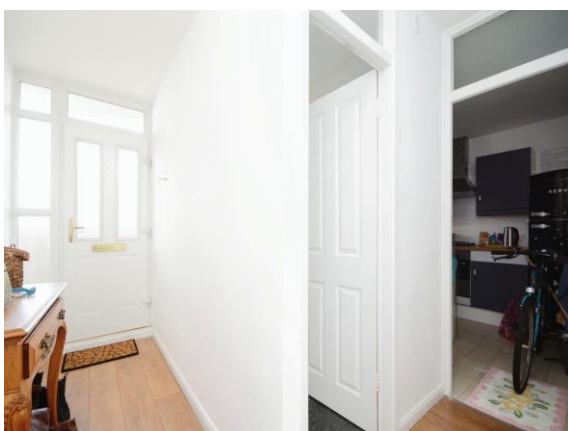
Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Property Images



Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Property Images



Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Property Images

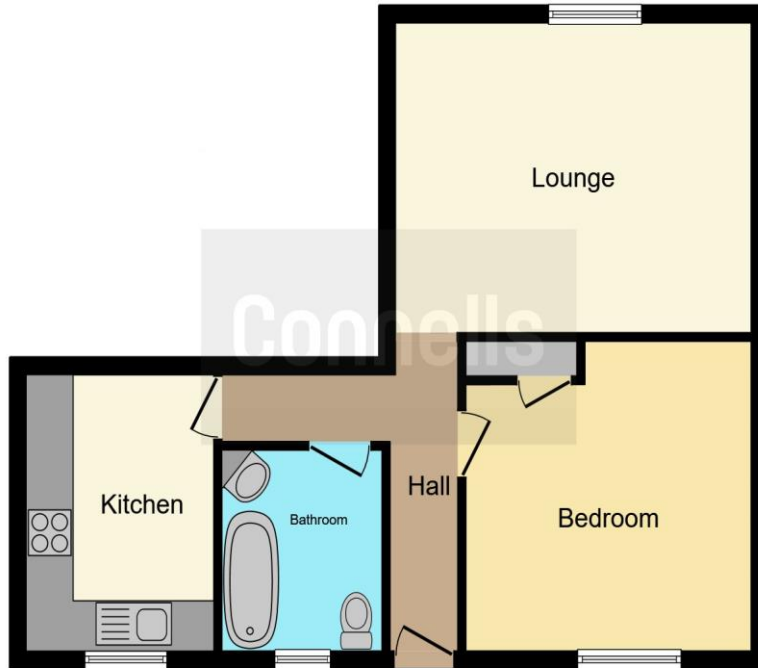
Property details approval form

59 Chalkwell Lodge, London Road, WESTCLIFF-ON-SEA, Essex, SS0 9HU

Date: 30 April 2024

Property Ref and Version: RAY308280 - 0002

○ Floor Plan



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). Powered by www.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Oliver Carter		
Mrs M. Rooth		