



## Westborough Road

Westcliff-on-Sea

- ONE BEDROOM GROUND FLOOR FLAT
- REAR GARDEN
- LARGE KITCHEN/DINING SPACE
- FOUR PIECE BATHROOM



## Guide Price £150,000

Hair & Son are pleased to bring to market this one bedroom ground floor flat located in a popular residential area in Westcliff close to local amenities, boasting a living room, kitchen, bathroom and an own rear garden.





Hair & Son are pleased to bring to market this one bedroom ground floor flat, offering plenty of potential for an investment purchase or for a first time buyer.

With no onward chain the accommodation consists of a living room with a bay fronted window, a double bedroom, a good sized kitchen/dining space, a four piece family bathroom. Lastly you have a lean-to to the rear which provides access to the rear garden.

Well located the property is in walking distance to London Road and Hamlet Court Road, with all of its amenities including shops and eateries. Westcliff station is also found nearby in Hamlet Court Road which provides direct trains links to London Fenchurch Street.

**INNER HALLWAY**

15' 8" x 2' 4" (4.78m x 0.71m)

**LIVING ROOM**

15' 6" x 11' 6" (4.72m x 3.51m)

**BEDROOM**

12' 3" x 10' 6" (3.73m x 3.2m)

**KITCHEN**

11' 9" x 10' 2" (3.58m x 3.1m)

**BATHROOM**

8' 8" x 7' 1" (2.64m x 2.16m)

**LEAN TO****GARDEN****TENURE**

Lease - 85 Years remaining.

Council Tax Band - A.

EPC Rating - C.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

**Ground Floor**

Approx. 54.7 sq. metres (589.2 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)

Regulated by RICS

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