



## Hermitage Road

Westcliff-on-Sea

- POSSIBLE HMO POTENTIAL
- CURRENTLY ARRANGED AS FLATS
- PLENTY OF GATED PARKING
- IDEAL FOR HAMLET COURT ROAD



## Guide Price £800,000

If you are looking for an exceptionally large family home or a project to create a massive HMO or even separate flats this one is right for you. The property is already being used as separate flats and has the potential to be developed further. Great location and plenty of parking. Very well looked after.





#### **AGENTS NOTES**

This unique home is so much larger than you can imagine and would make a perfect HMO [home of multiple occupation] so all you developers out there the possibility is endless with the rooms easily large enough to sub divide.

The house is currently loosely arranged as flats all of which are finished to a very high standard or this could easily be used as an extremely large family home. There is plenty of parking to the wide side driveway as well as having a rear garden.

Only an internal viewing will reveal the quality and sheer size of this home.

Located in the heart of Westcliff South of the London Road and tucked away in a desirable position within easy reach of Hamlet Court Road and the Main Line Railway Station.

#### **PORCH**

#### **HALL**

#### **LOUNGE/BEDROOM**

16' 3" x 12' 2" (4.95m x 3.71m)

**KITCHEN**

14' 8" x 9' 7" (4.47m x 2.92 m)

**INNER HALL**

20' 4" x 3' 0" (6.2m x 0.91 m)

**LOUNGE / BEDROOM**

14' 10" x 12' 4" (4.52m x 3.76m)

**BEDROOM**

14' 2" x 11' 0" (4.32m x 3.35m)

**KITCHEN/BEDROOM**

11' 0" x 6' 10" (3.35m x 2.08m)

**BATHROOM**

7' 6" x 4' 10" (2.29m x 1.47 m)

**LANDING**

13' 7" x 6' 2" (4.14m x 1.88m)

**BEDROOM**

16' 10" x 12' 0" (5.13m x 3.66m)

**BEDROOM**

12' 10" x 9' 9" (3.91m x 2.97m)

**BATHROOM**

9' 0" x 5' 6" (2.74m x 1.68m)

**BEDROOM**

14' 0" x 12' (4.27m x 3.66m)

**LOUNGE/BEDROOM**

14' 6" x 12' 6" (4.42m x 3.81m)

**KITCHEN/BEDROOM**

11' 3" x 6' 10" (3.43m x 2.08m)

**BATHROOM/ BEDROOM**

7' 2" x 6' 0" (2.18m x 1.83 m)

**GARDEN****PARKING**

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.





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190 London Road  
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