



## London Road

Westcliff-on-Sea

- TOP FLOOR FLAT
- TWO BEDROOMS
- GAS CENTRAL HEATING
- BALCONY OVERLOOKING BOWLING GREEN



## Guide Price £180,000

**\*NO ONWARD CHAIN\*** A fantastic opportunity to acquire a great sized two bedroom purpose built top floor apartment with views towards the bowling green and with sea glimpses. **\*\*GREAT POTENTIAL TO PUT YOUR OWN STAMP ON\*\***





Hair & Son are happy to present this two bedroom top floor apartment within the Chalkwell lodge complex. The property boasts a balcony that provides sea views and views over the bowling green.

The accommodation comprises of two double bedrooms, a spacious lounge/dining room that measures 21'10 x 10'7 which is a perfect space for relaxation further complimented with a south facing balcony. A fitted kitchen can also be found with space for all white goods and a free standing oven. Lastly you have the tiled three piece bathroom consisting of a panelled bathtub, a low level w/c and a wash hand basin..

The property is in need of some modernisation throughout but presents fantastic potential.

Chalkwell Lodge is situated in a fantastic location, providing the upmost convenience for those who reside in the block with the benefit of having great amenities on London road, transport links as well as being a short walk to Chalkwell Park. The block also features communal



gardens at the rear providing a shared outdoor space, while parking operates on a first-come, first-served basis with secure gated access, ensuring convenience and security for residents.

The property is to be sold with vacant possession, therefore no onward chain.

#### **HALLWAY**

#### **KITCHEN**

9' 5" x 8' 8" (2.87m x 2.64m)

#### **BEDROOM ONE**

15' 2" x 9' 1" (4.62m x 2.77m)

#### **BEDROOM TWO**

12' 2" x 8' 8" (3.71m x 2.64m)

#### **LOUNGE/DINING ROOM**

21' 10" x 10' 7" (6.65m x 3.23m)

#### **BATHROOM**

6' 4" x 6' 4" (1.93m x 1.93m)

#### **BALCONY**

#### **TENURE**

LEASE - 137 years remaining

SERVICE CHARGE - TBC

GROUND RENT - TBC

COUNCIL TAX BAND - B

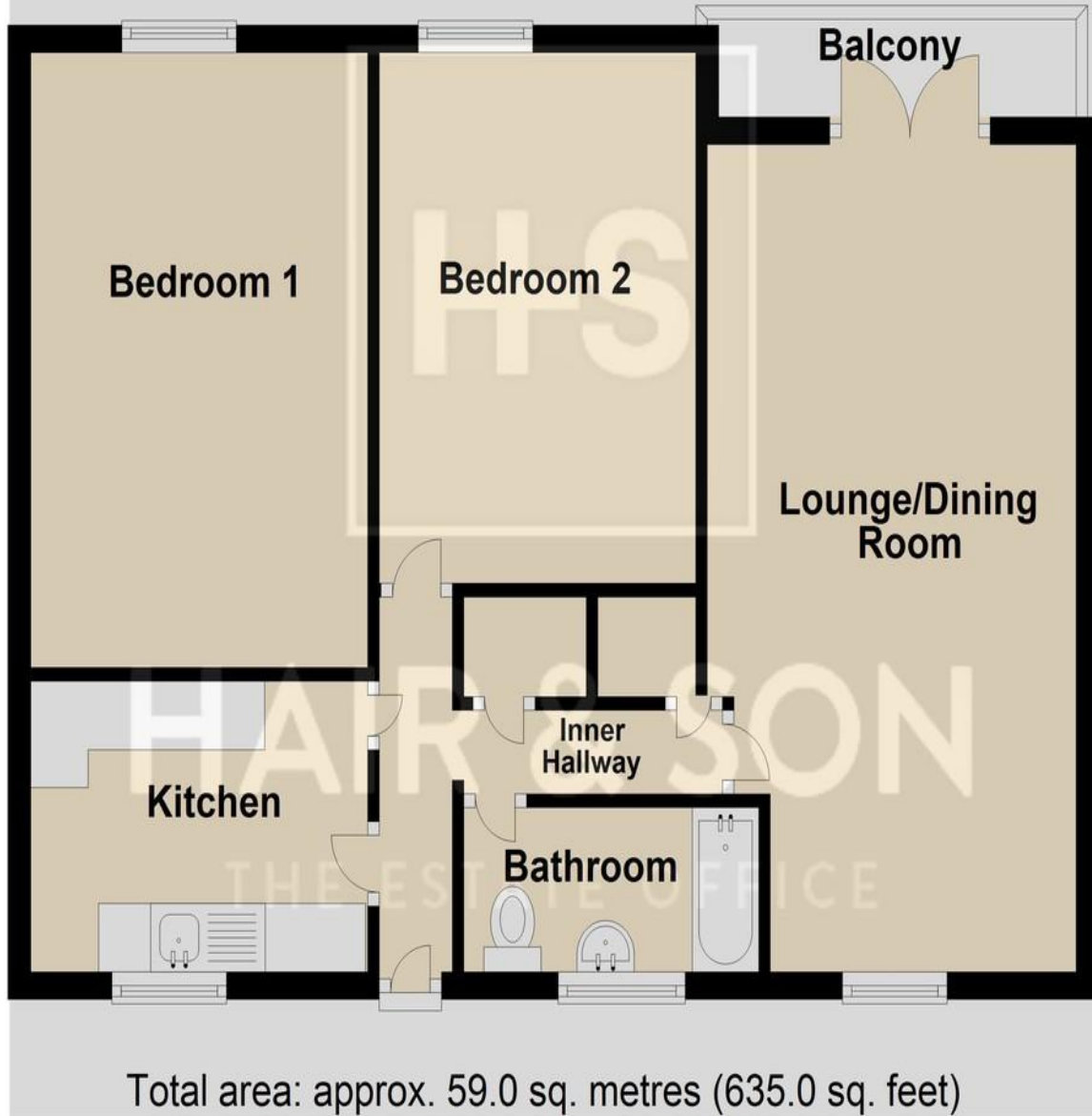
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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an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



## Top Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



Regulated by RICS

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