



London Road

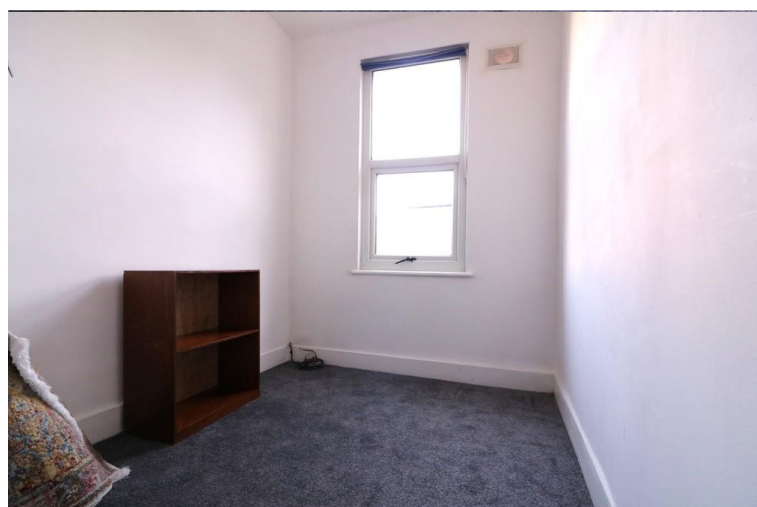
Westcliff-on-Sea

- GROUND FLOOR MAISONETTE
- THREE BEDROOMS
- REAR GARDEN SPACE
- OWN ENTRANCE VIA BALMORAL ROAD

£210,000

A large three bedroom ground floor maisonette located in the heart of Westcliff, a perfect investment purchase or a first time buyer looking to get on the property ladder.





Hair & Son are delighted to bring to market this large ground floor maisonette in the heart of Westcliff.

The flat boasts two floors of accommodation providing plenty of space and also allowing for flexibility in its configuration.

The property is accessed via its own entrance, first with a locked gate and then a door that takes you in to the kitchen. Access to the property is granted through Balmoral road.

On the ground floor you have a fitted kitchen with base and eye level units, then a dining room space and further hallway which could be used as additional storage.

The first floor presents a large living room measuring 17'7 x 15'7 with a large bay fronted living room and door leading to a space which can be made into a balcony area. The further accommodation consists of three bedrooms, two doubles and one further single. As well a good sized family bathroom.

Externally you also have a paved garden space to the rear.



The location allows for close proximity to shops and eateries on London Road and Hamlet Court Road, it is also within walking to Westcliff Train Station with direct links to London Fenchurch Street.

Offered to the market with vacant possession, therefore no onward chain.

GROUND FLOOR

KITCHEN

11' 7" x 11' 2" (3.53m x 3.4m)

DINING ROOM

11' 6" x 9' 9" (3.51m x 2.97m)

HALL

11' 9" x 4' 8" (3.58m x 1.42m)

FIRST FLOOR:

LANDING

LIVING ROOM

17' 7" x 15' 7" (5.36m x 4.75m)

BEDROOM ONE

12' 2" x 11' 5" (3.71m x 3.48m)

BEDROOM TWO

11' 8" x 11' 2" (3.56m x 3.4m)

BEDROOM THREE

8' 5" x 6' 9" (2.57m x 2.06m)

BATHROOM

8' 8" x 7' 5" (2.64m x 2.26m)

REAR GARDEN SPACE

TENURE

LEASE REMAINING - 92 YEARS

SERVICE CHARGE -

GROUND RENT -

EPC RATING - D

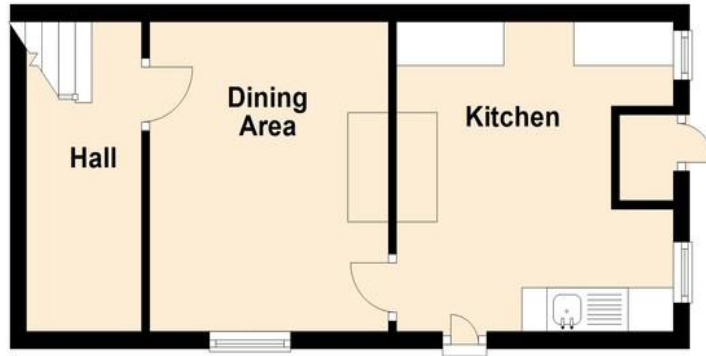
COUNCIL TAX BAND - B

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. 28.3 sq. metres (304.1 sq. feet)



First Floor

Approx. 69.7 sq. metres (750.6 sq. feet)



Total area: approx. 98.0 sq. metres (1054.7 sq. feet)

Regulated by RICS

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