



## Preston Road

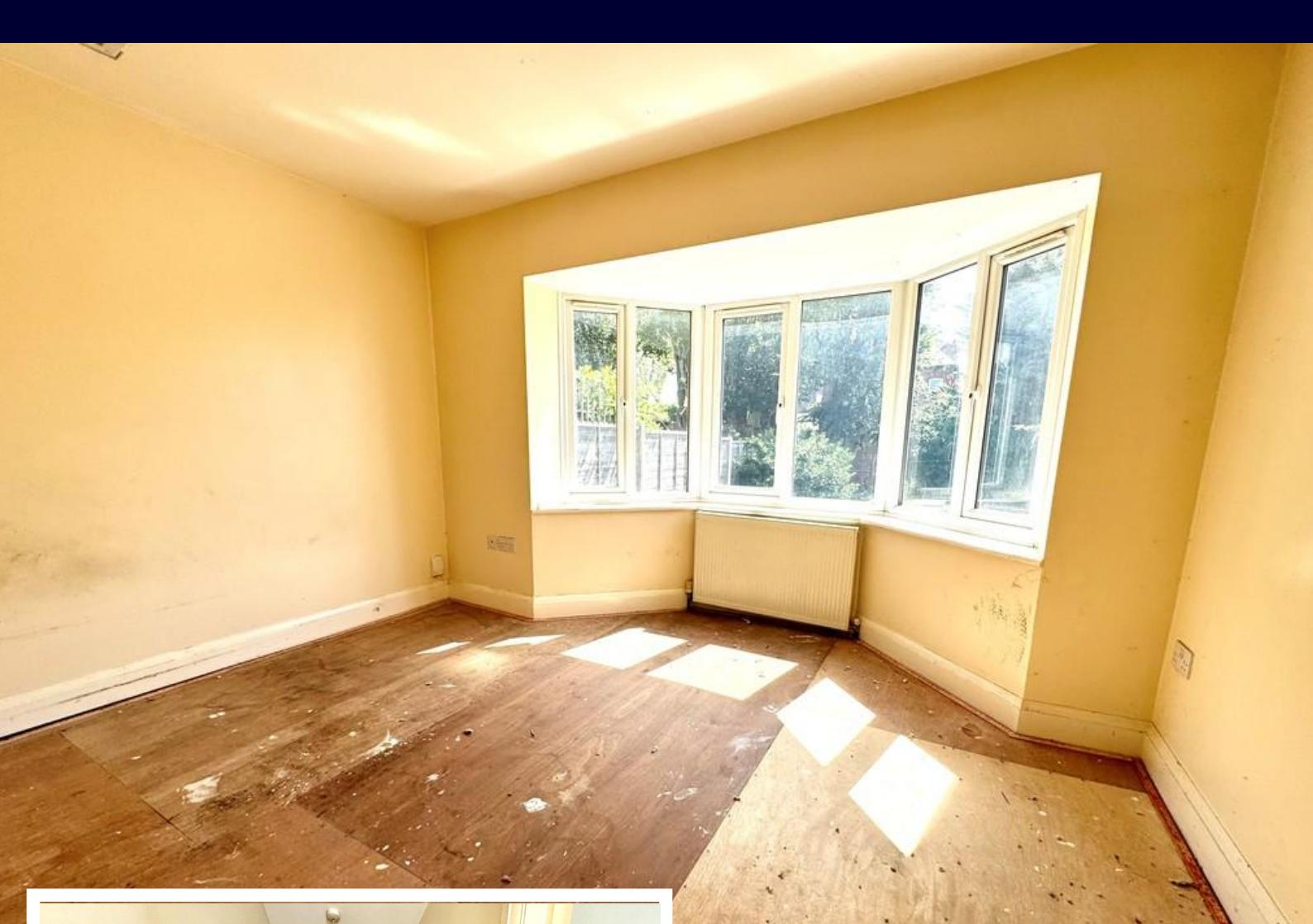
Westcliff-on-Sea

- SUBSTANSTIAL THREE STOREY PROPERTY
- ENTRE FREEHOLD PURCHASE
- COMPRISING OF FIVE SELF CONTAINED FLATS
- OFF ROAD PARKING TO THE FRONT

**Guide Price £775,000**

\*\*FIVE FLATS\*\* \*\*FANTASTIC INVESTMENT OPPORTUNITY\*\* \*\*ENTIRE FREEHOLD\*\* A detached three storey building comprising of five flats, including a rear garden and off road parking to the front.





A hugely unique opportunity to acquire a three storey property with the entire freehold, comprising of 5 self contained flats. Situated in a hugely popular residential area close to the train station, seafront and Hamlet Court Road with all its amenities.

Externally you have off road parking to the front and a generous rear garden.

The property will be purchased with vacant possession.

**FLAT A**

**HALLWAY**

24' 4" x 3' 3" (7.42m x 0.99m)

**LIVING ROOM**

14' 6" x 11' 6" (4.42m x 3.51m)

**BEDROOM ONE**

12' 3" x 11' 2" (3.73m x 3.4m)

**BEDROOM TWO**

10' 7" x 8' 8" (3.23m x 2.64m)

**KITCHEN**

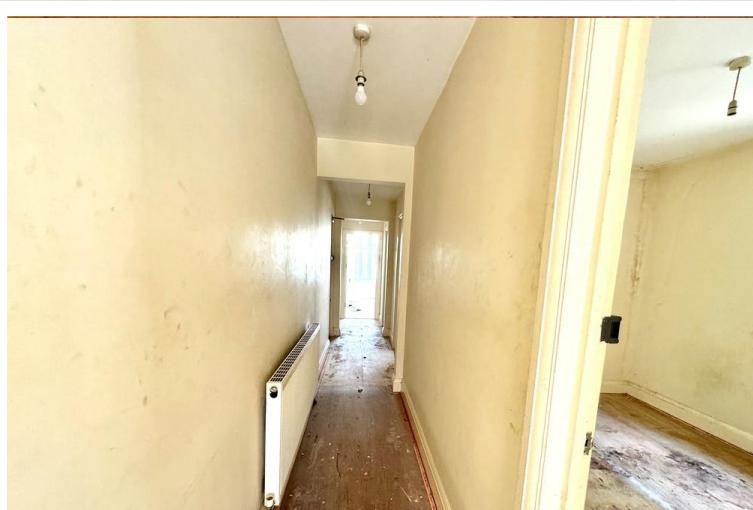
7' 6" x 7' 6" (2.29m x 2.29m)

**BATHROOM**

8' 0" x 5' 1" (2.44m x 1.55m)

**FLAT B**

**HALLWAY**



**LIVING ROOM**

15' 6" x 11' 9" (4.72m x 3.58m)

**KITCHEN**

8' 8" x 5' 5" (2.64m x 1.65m)

**BEDROOM ONE**

17' 3" x 9' 2" (5.26m x 2.79m)

**BEDROOM TWO**

10' 5" x 8' 0" (3.18m x 2.44m)

**BATHROOM**

8' 0" x 6' 4" (2.44m x 1.93m)

**FLAT C****LIVING ROOM/KITCHEN**

17' 0" x 12' 4" (5.18m x 3.76m)

**BEDROOM**

12' 4" x 11' 2" (3.76m x 3.4m)

**HALL****BATHROOM**

8' 1" x 7' 6" (2.46m x 2.29m)

**FLAT D - TBC****FLAT E****ENTRANCE HALL (FIRST FLOOR)****LANDING**

6' 3" x 6' 1" (1.91m x 1.85m)

**BEDROOM ONE**

18' 9" x 11' 1" (5.72m x 3.38m)

**BEDROOM TWO**

12' 0" x 11' 2" (3.66m x 3.4m)

**BATHROOM****LIVING ROOM/KITCHEN**

25' 0" x 11' 9" (7.62m x 3.58m)

**COUNCIL TAX BANDS**

LOCAL AUTHORITY - SOUTHEND ON SEA

FLAT A - BAND B

FLAT B - BAND B

FLAT C - BAND A

FLAT D - BAND A

FLAT E - BAND B

**EPC RATINGS**

FLAT A - BAND C - CURRENT 74 / POTENTIAL 78

FLAT B - BAND C - CURRENT 70 / POTENTIAL 78

FLAT C - BAND C - CURRENT 75 / POTENTIAL 80

FLAT D - BAND C - CURRENT 76 / POTENTIAL 80

FLAT E - BAND D - CURRENT 62 / POTENTIAL 66

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.



Regulated by RICS

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