



Kings Road

Westcliff-on-Sea

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LARGE SOUTH FACING BALCONY
- SEA GLIMPSES



Offers Over £399,995

A stunning top floor two bedroom apartment located in a prime area of Chalkwell, in Kings Road. No onward chain.

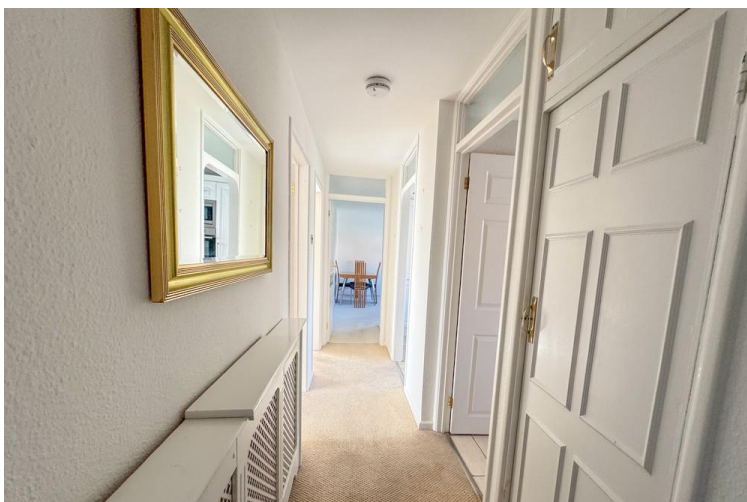




Hair & Son are pleased to introduce this stunning two bedroom top floor apartment situated in a prime position within Chalkwell. The apartment offers great views towards the estuary, providing plenty of sea glimpses, the apartment is also south facing allowing for an array of natural light.

You are initially brought in to a extremely well maintained communal area with stairs leading to the property on the top floor. Upon entry you are welcomed into the hallway that gives access into all adjoining rooms.

The accommodation comprises of two well proportioned bedrooms, a shower room, a separate w/c, a fitted kitchen and a large living room which gives access to a large south facing balcony . The south facing balcony is a perfect retreat for relaxation particularly in the summer days and evenings. The block is located close-by to the seafront, Chalkwell station and London Road, which also gives quick access



to Southend City Centre.

The block is maintained to a high standard throughout, with lovely communal gardens and a garage to the rear.

The property is offered to the market with vacant possession, therefore no onward chain.

HALL

LOUNGE

18' 0" x 16' 6" (5.49m x 5.03m)

BEDROOM ONE

13' 9" x 12' 8" (4.19m x 3.86m)

BEDROOM TWO

11' 8" x 10' 8" (3.56m x 3.25m)

KITCHEN

9' 10" x 9' 8" (3m x 2.95m)

SHOWER ROOM

8' 2" x 5' 1" (2.49m x 1.55m)

W/C

8' 1" x 5' 2" (2.46m x 1.57m)

BALCONY

TENURE

LEASEHOLD - 139 YEARS

SERVICE CHARGE - £1,858.00 PER ANNUM

GROUND RENT - £15.74 PER ANNUM

SINKING FUND CONTRIBUTION - £240.00

BUILDINGS INSURANCE (2024) £552.63

EPC - D

COUNCIL TAX - 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.

Top Floor

Approx. 77.0 sq. metres (828.8 sq. feet)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

Regulated by RICS

t. 01702 34 11 77
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Residential Sales
190 London Road
Southend-On-Sea
Essex SS1 1PJ

