



- SOUTH FACING BALCONY
- ESTUARY VIEWS
- WALKING DISTANCE OF SHOPS, STATION AND CHALKWELL PARK
- GARAGE

75 Chalkwell Lodge , London Road, Westcliff-on-Sea, SS0 9HU

Offers In Excess Of £175,000

Don't miss out - just minutes away from the seafront and train station, with a SOUTH facing balcony offering stunning views across the Thames estuary and the bowling green. There are two double bedrooms, a great sized lounge diner, shower room and fitted kitchen.

This is a gated development surrounded by well kept grounds and benefits from a garage and off street parking. Lift access to all floors.



Property Description

ENTRANCE HALL

Double glazed front door leading to hallway, two floor to ceiling cupboards, carpet.

LOUNGE/DINER

Light & spacious lounge diner with double glazed French doors leading to balcony with twin double glazed windows adjacent. Two radiators, double glazed window to front, carpet, Picture rail. Smooth plaster ceiling.

BALCONY

This flat benefits from a south facing balcony with stunning views across the Thames estuary and the bowling green. Tiled floor.

KITCHEN

The kitchen has been fitted with a range of base and eye level units with rolled edge work surfaces. One and a quarter bowl stainless steel sink unit with mixer taps over, space for washing machine, slimline dishwasher. Integrated electric double oven with four ring gas hob and extractor hood over, splash back tiles, space for fridge freezer, wall mounted boiler, wood effect laminate flooring.

BEDROOM ONE

Good size master bedroom with double glazed window to rear, radiator, smooth ceiling, carpet, wall mounted mirror.

BEDROOM TWO

Another good size bedroom with double glazed window to rear with vertical blind, radiator, smooth ceiling, carpet, wall





mounted mirror, built in cupboard space.

SHOWER ROOM

A three piece suite comprising walk-in shower cubicle with wall shower panels, obscure double glazed window to front, vanity hand wash basin, Close coupled WC, radiator. Tiling to walls. Smooth ceiling.

GARAGE

Garage number 15 with up and over door, perfect for a car or storage. Access from car park.

AGENTS NOTES

Southend on Sea Borough Council

Council Tax Band B

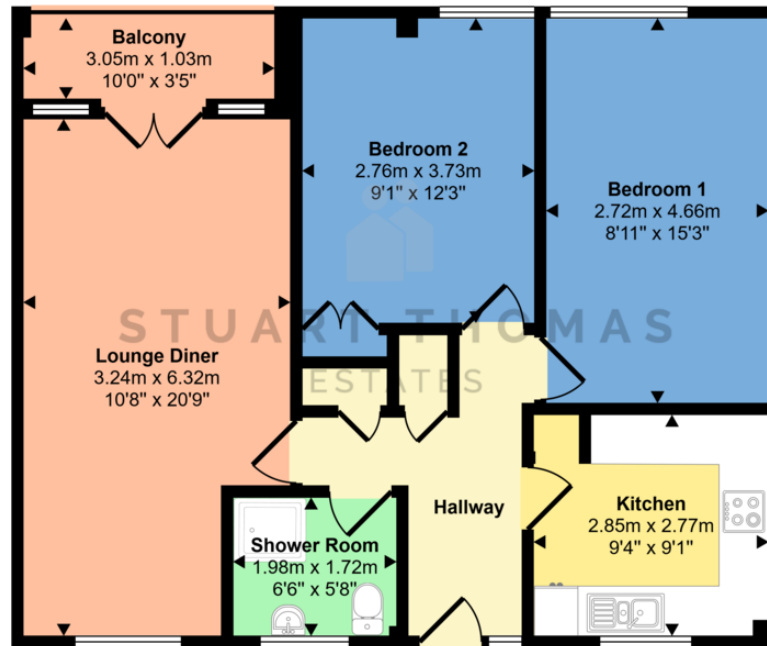
Tenure Leasehold 199 years from 24 June 1963

Ground rent £15.75 per year

Service charge £567.30 per quarter



Approx Gross Internal Area
64 sq m / 688 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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