

Ist Call

SALES AND LETTINGS



Whitefriars Crescent, Westcliff-On-Sea, SS0 8EX

£200,000

This beautifully presented one bedroom ground floor flat is situated just yards from the seafront and within easy access of Westcliff rail station and the variety of shops and eateries in Hamlet Court Road. Offering a spacious open plan lounge/ kitchen with direct access to a private west facing rear garden the property further benefits from a double bedroom and modern shower room. Making an ideal first time purchase or rental investment, we would urge anyone interested to arrange a viewing appointment.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance hall providing access to own front door to...

Entrance Hall



Stripped and varnished wooden flooring, cupboard housing space and plumbing for washing machine, smooth plastered ceiling, doors off to...

Shower Room



Modern suite comprising large glazed walk in shower cubicle, vanity wash hand basin, low level W.C., heated towel rail, fully tiled walls and flooring, smooth plastered ceiling with inset spotlights and extractor fan...

Open Plan Lounge/ Kitchen 15'5 x 13'5 (4.70m x 4.09m)



Kitchen Area



Range of modern fitted base units with solid wood block working surfaces over, inset single drainer stainless steel sink unit, integrated electric hob with oven below and stainless steel extractor hood over, matching wall mounted units, tiled splashbacks, stripped and varnished wooden flooring, smooth plastered coved ceiling, open plan to...

Living Area



Double glazed windows and sliding patio doors to rear garden, two radiators, stripped and varnished wooden flooring, smooth plastered coved ceiling, door to...



Bedroom 12'2 x 6'9 (3.71m x 2.06m)



Obscure double glazed window to side, radiator, built in wardrobe cupboard, smooth plastered coved ceiling...



Externally



Rear Garden



Own west facing rear garden comprising raised timber decked patio area, remainder mostly laid to lawn...

Agents Note

We have been advised that the exterior of the building is due for re-decoration this Spring and these works have already been funded...

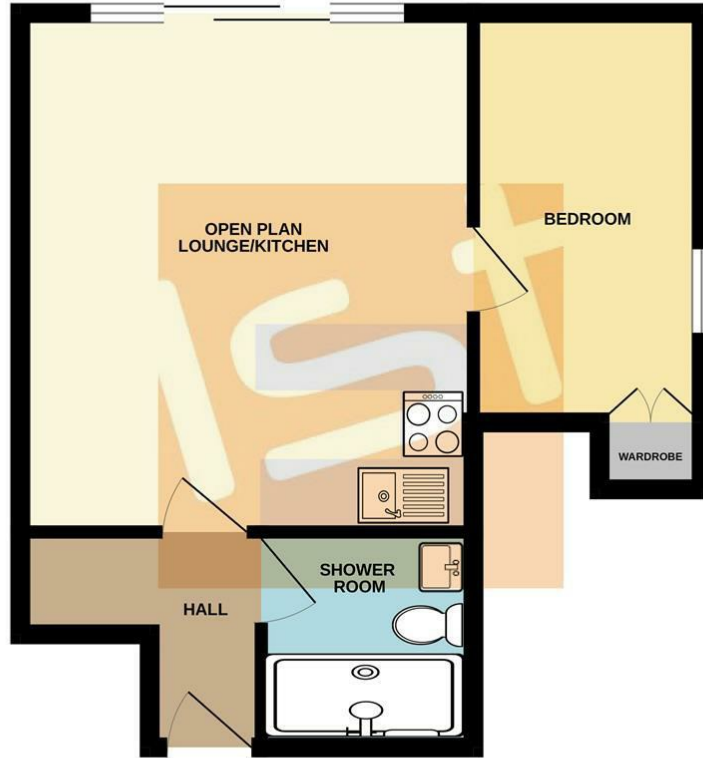
Leasehold Information

The lease was originally granted for 99 Years commencing from and including 6th December

2019 thereby leaving 94 years remaining. The annual Ground Rent is £200 and the Buildings Insurance annual premium was £517.63. The Service Charge is billed on an ad hoc basis as and when any works are required and costs are obviously shared amongst all flat owners...

Floor Plan

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

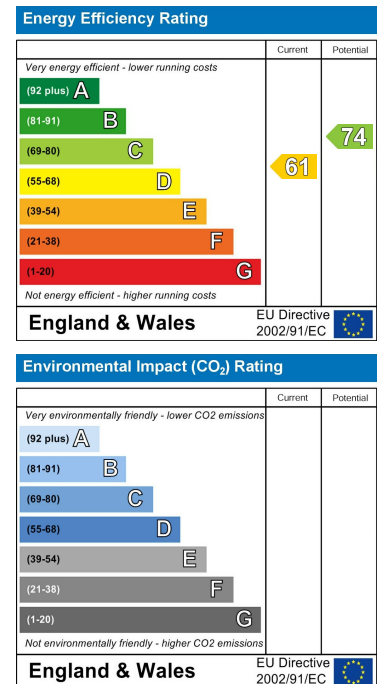


TOTAL FLOOR AREA: 368 sq.ft. (34.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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