

Ist Call

SALES AND LETTINGS



West Road, Southend-On-Sea, SS3 9DS

£155,000

**** CASH BUYERS ONLY **** This spacious three bedroom maisonette is situated in a great location being close to local shops, schools, park and rail station and is being offered for sale with the benefit of no onward chain. Offering a spacious lounge and good sized kitchen on the first floor, there are three bedrooms and a bathroom to the second floor. In need of general updating the property benefits from an allocated parking space and 160 years remaining lease term and offers great potential.

Accommodation Comprising



Staircase leading to communal walkway with own front door to...

Entrance Hall

Radiator, staircase to second floor with understairs storage cupboard, doors off to...

Kitchen 10'10 x 9'9 (3.30m x 2.97m)



Range of fitted base units with working surfaces over and inset single drainer sink unit, electric cooker with extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, double glazed window to front...

Lounge 17'7 x 13'5 max overall (5.36m x 4.09m max overall)



Double glazed window to rear, radiator, coved ceiling...

Second Floor Landing

Doors off to...

Bedroom 1 11'4 x 10'11 (3.45m x 3.33m)



Double glazed window to rear, radiator...

Bedroom 2 12'2 x 8'3 (3.71m x 2.51m)



Double glazed window to front, radiator, built in storage cupboard...

Bedroom 3 10'10 x 5'10 (3.30m x 1.78m)



Double glazed window to rear, radiator...

Externally

Own allocated off street parking space in service road behind property and accessed via Seaview Road...

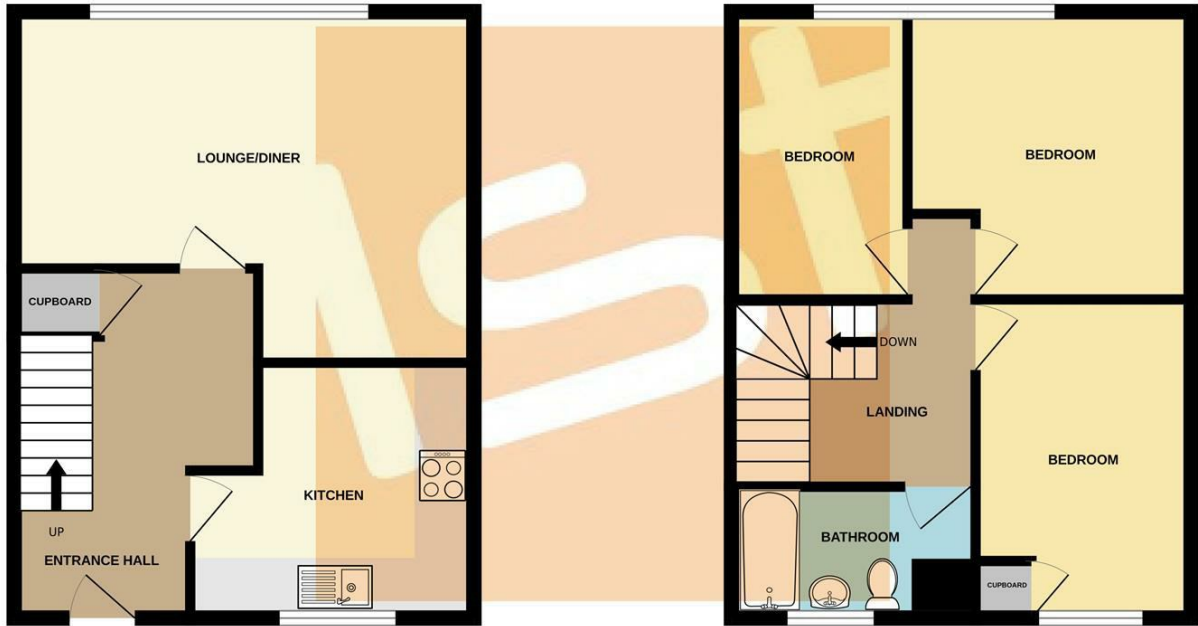
Leasehold Information

We understand that the property benefits from a lease for 199 years from 1st July 1986 leaving 161 years remaining lease term with an annual Ground Rent of £100. We have been advised that the Service Charge is £352 and the Buildings Insurance £446 annually...

Floor Plan

FIRST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

2ND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

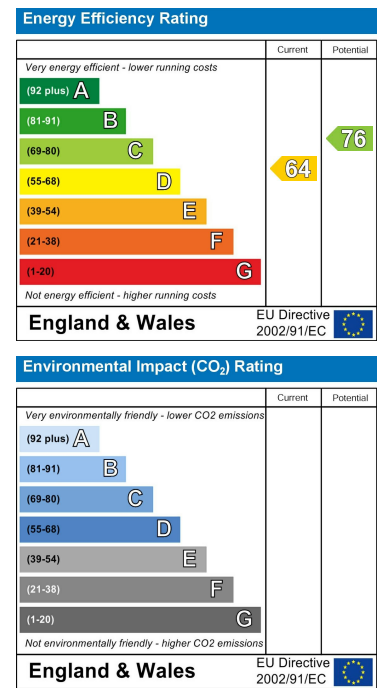


TOTAL FLOOR AREA: 808 sq.ft. (75.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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