

Ist Call

SALES AND LETTINGS



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

£175,000

Spacious 2-floor maisonette with 3 beds! Large lounge/diner, modern throughout. Near Shoebury Beach & rail station for London. Prime BTL investment - commuter & coastal appeal.

Must view! Discover this impressive first and second floor maisonette that delivers surprisingly generous accommodation across two well-designed levels. Beautifully presented throughout, the spacious accommodation flows wonderfully, beginning with a large lounge and dining area that creates the perfect environment for both relaxation and entertaining. This substantial living space sets the tone for the property's generous proportions, while three well-appointed bedrooms provide flexible accommodation options for various living arrangements. The location is truly exceptional, offering the perfect balance of convenience and coastal charm. Local shops and reputable schools are within easy reach, making daily life effortless, while the stunning Shoebury East Beach provides a beautiful seaside escape just a short stroll away. Excellent transport connectivity is assured with both Shoeburyness and Thorpe Bay railway stations within comfortable walking distance, offering seamless access to London and surrounding areas. This property represents an outstanding investment opportunity in today's rental market, with the combination of spacious accommodation, modern presentation, and prime coastal location making it highly attractive to potential tenants. The proximity to transport links makes it particularly appealing to commuters, while the seaside location attracts those seeking a superior quality of life. Whether you're an experienced property investor or exploring your first buy-to-let opportunity, this maisonette offers the ideal combination of rental potential, location desirability, and modern comfort that tenants actively seek. We strongly recommend viewing to fully appreciate the generous accommodation, quality presentation, and exceptional location that makes this such a compelling investment.

Accommodation Comprising

Staircase to first floor walkway with own uPVC double glazed front door providing access to...

Entrance Hall

Staircase to second floor, understairs storage cupboard, radiator, laminate wood flooring, doors off to...

Kitchen 9'11 x 8'8 (3.02m x 2.64m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor hood over, space and plumbing for washing machine, space for fridge/ freezer, matching range of wall mounted units, tiled splashbacks, laminate wood flooring, double glazed window to front...

Lounge 15'6 x 10'6 (4.72m x 3.20m)



Two double glazed windows to rear, radiator, laminate wood flooring, archway to...



Dining Area 8'8 x 7'5 (2.64m x 2.26m)

Radiator, laminate wood flooring...

Second Floor Landing

Built in storage cupboard, doors off to...

Bedroom One 16' x 8'7 (4.88m x 2.62m)



Double glazed window to rear, radiator, built in wardrobe cupboard...

Bedroom Two 9'9 x 8'8 (2.97m x 2.64m)



Double glazed window to rear, radiator, two built in wardrobe cupboards...

Bedroom Three 10'6 x 6'6 (3.20m x 1.98m)



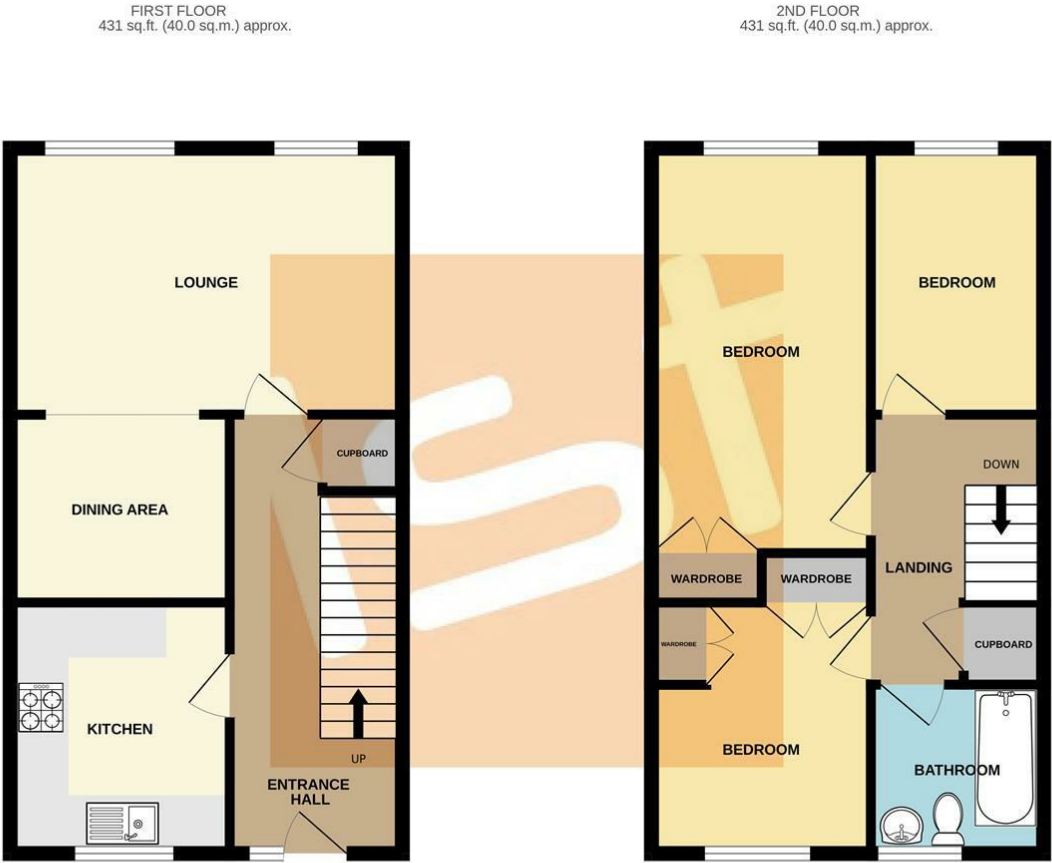
Double glazed window to front, radiator...

Bathroom 6'8 x 6'5 (2.03m x 1.96m)



Modern white suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., radiator, fully tiled walls, obscure double glazed window to front...

Floor Plan



TOTAL FLOOR AREA : 862 sq.ft. (80.0 sq.m.) approx.

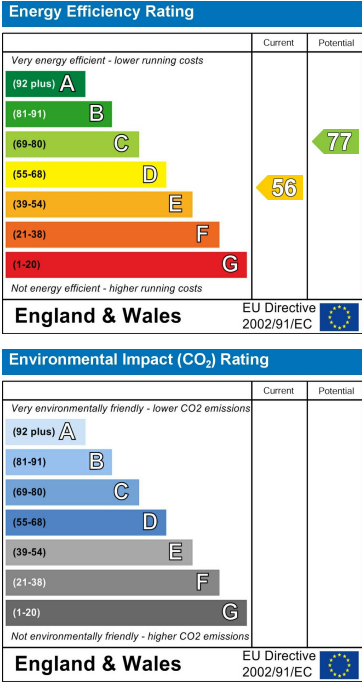
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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