



Flat 4, Westwell

# Flat 4, Westwell 44 West Street Southend-On-Sea Essex SS2 6HU

Home Estate Agents are pleased to offer for sale this superb two double bedroom first floor apartment in Southend-on-Sea which includes a spacious open-plan lounge/diner. This ideal first purchase also benefits from having allocated off street parking for one car.

The accommodation comprises; shared entrance lobby with stairs to first floor and private door into the apartment which consists of; hallway, spacious lounge/diner, kitchen, bathroom, two bedrooms and an en suite. Externally, this well presented flat comes with allocated off street parking for one car.

The property is served by gas central heating and offers double glazed windows throughout.



Situated within Westwell, a modern apartment complex in Southend-on-Sea, this ideal starter home is within close proximity to local amenities which includes parks, shops, high street and mainline railway station - serving London Fenchurch Street for commuters.

## Entrance

Communal entrance door to communal hall with stairs leading to private entrance door into:

## Hallway

Laminate flooring, radiator, ceiling light, entry phone system, airing cupboard housing water tank. Doors into:

## Lounge 15'04 x 13'1

Laminate flooring, double glazed sliding doors leading onto private balcony, double glazed window to side, WI-FI point, radiator, ceiling light.



**Kitchen** 10'11 x 9'3. Vinyl flooring, double glazed window to rear, base and wall units with complimentary worksurfaces, integrated single oven with four burner gas hob and extractor over, tiled splashbacks, stainless steel sink with mixer taps and drainer, freestanding Hotpoint washing machine, cupboard housing boiler, radiator, ceiling light, extractor.

**Master Bedroom**  
11'2 x 10'3. Fitted carpet, double glazed window, built in wardrobes and storage cupboards above and bedside cupboards, ceiling light, radiator. Door to:



**En-Suite**

Vinyl flooring, WC, pedestal wash hand basin with mixer tap, shower cubicle, extractor, ceiling light, radiator, shaver point.

**Bedroom Two** 9'11 x 9'5

Fitted carpet, double glazed window, radiator, ceiling light.

**Bathroom** 10'0 x 5'2

Vinyl flooring, obscure double glazed window to rear, pedestal wash hand basin with mixer tap, WC, bath with taps, shower over and glass screen, part tiled walls, radiator, extractor, ceiling light.

**Externally**

**Parking**

Allocated parking space for 1 car

**Lease Information**

Lease : 87 years remaining  
Ground Rent: £275 Per Annum  
Service Charge £834 Per Annum

**Agents Note**

Tenant in Situ





Price: £210,000 Leasehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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