

home.

£315,000

Preston Road, Westcliff-On-Sea

Flat 3, 23 Preston Road, Westcliff-On-Sea, Essex, SS0 7NB

Home Estate Agents are proud to introduce this spacious one bed apartment on Preston Road, Westcliff-On-Sea. Set within a charming character property, this flat that perfectly blends traditional features with modern design. It boasts 1 large bedroom and a spacious loft room that offers versatility and space.



Sit back and relax on the balcony while enjoying stunning sea views, a perfect spot to unwind after a long day. The modern kitchen is ideal for whipping up delicious meals, and the luxury bathroom provides a touch of elegance to your daily routine.

Convenience is key with off-street parking, ensuring you never have to worry about finding a space after a busy day out. The property's blend of traditional charm and contemporary style creates a warm and inviting atmosphere that you'll love coming home to.

Don't miss out on the opportunity to make this flat your own - it's a true gem in a sought-after location. Contact us today to arrange a viewing and experience the beauty of Preston Road for yourself.

Entrance

Communal entrance door to hall and stairs rising to first floor with coved cornice, dado rail and access to own loft, window to side. Door to:

Entrance Hall

Laminate flooring, security entry phone system, spotlight, dado rail, radiator. Doors with modern stainless steel furniture to:



Bedroom One 14'7 x 13'1

Wood effect laminate flooring, decorative archway to bay window to front enjoying sea views, coved cornice, ceiling light, fitted wardrobe, two vertical radiators.

Inner Hallway 9'3 x 5'3

Radiator, double glazed window to side, ceiling light. Spiral staircase leading to:

Loft Room

Fitted carpet, Velux window, spotlights.

Bathroom 9'6 x 5'3

Modern white suite of panelled bath with side mounted mixer tap and shower attachment, separate thermostatically controlled multi shower head over, wash hand basin in vanity unit with monobloc tap and soft closing drawers, close coupled WC, wood effect ceramic tiled floor, tiling to half wall height, chrome heated towel rail, bathroom television, wall light points to vanity mirror, extractor and opaque double glazed window to the side.

Externally

Parking

Off street parking to the front.

Lease Information

Lease: 125 years remaining
 Ground Rent: £250 Per Annum
 Service Charge: £300 Per Annum
 Building Insurance: £228 Per Annum

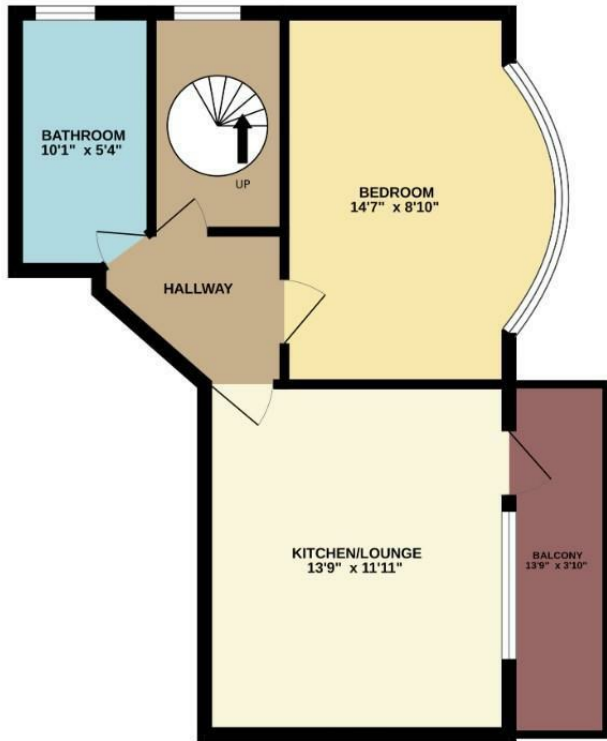
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.



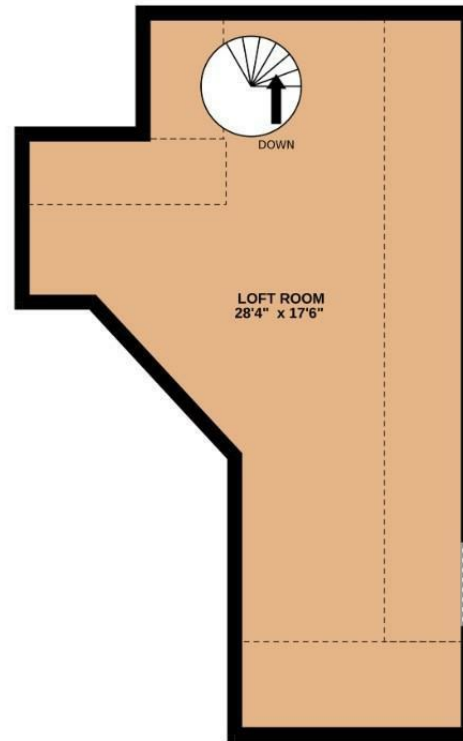
Open Plan Kitchen/Living Room 13'8 x 12'0

Marble work surfaces with under slung stainless steel Reginox sink and monobloc tap, modern base drawer and cupboard units with matching eye level wall cabinets with rounded concealed handles. Integrated four ring induction hob with oven below and extractor above, integrated fridge freezer, microwave, dishwasher and washer dryer. Concealed under unit lighting, laminate wood flooring, marble up stands, radiator, picture rail, coving cornice, ceiling light, picture rail, radiator. Double glazed windows and half double glazed door leading onto the front balcony enjoying sea views, outside power point.

GROUND FLOOR
454 sq.ft. approx.



1ST FLOOR
349 sq.ft. approx.



TOTAL FLOOR AREA : 803 sq.ft. approx.
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£315,000 Leasehold

HOME - The Estate Agent of Leigh
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	76
EU Directive 2002/91/EC			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.