

home.

**£325,000**

Preston Road, Westcliff-On-Sea

FOR SALE  
home.  
01702 480033

# Flat 1, 23 Preston Road, Westcliff-On-Sea, Essex, SS0 7NB

Home Estate Agents are excited to introduce you to this wonderful property nestled in the charming Preston Road of Westcliff-On-Sea. This delightful apartment offers a perfect blend of character and convenience. As you step into this two-bedroom ground floor flat, you'll be greeted by a spacious reception room adorned with beautiful original features and high ceilings, adding a touch of elegance to the space.

The property boasts two cosy double bedrooms, ideal for relaxation after a long day. The private patio rear garden provides a tranquil outdoor space, perfect for enjoying a morning coffee or hosting intimate gatherings with friends and family.

Convenience is key with allocated off-street parking for one vehicle, along with the option for on-road permit parking. Situated close to Hamlet Court Road, you'll have easy access to a variety of shops and restaurants, catering to all your needs. Additionally, the proximity to Westcliff Train Station ensures seamless travel connections for your daily commute or weekend getaways.

Don't miss the opportunity to make this charming apartment your new home, where comfort and convenience harmoniously come together in a picturesque setting.



## Entrance

Attractive covered entrance porch with harlequin tiled floor to wooden twin double entrance doors to:

## Hallway

Wood effect laminate flooring, stained glass door surround, coved cornice, picture rail, dado rail, two storage cupboards, two ceiling lights, radiators. Doors to:

## Open Plan Lounge/Kitchen/Diner 17'1 x 14'3

Wood effect laminate flooring, double glazed bay window to front, two double glazed windows to side and obscure patio door leading to private garden, coved cornice, ceiling light, wall and base units with granite worksurfaces, integrated Bosch oven and Whirlpool induction hob with extractor hood over, integrated microwave fridge freezer and dishwasher, sink with drainer and mixer tap, tiled splashbacks, extractor and radiator.

## Bedroom One 13'10 x 12'3

Carpeted, double glazed window to side, coved cornice, picture rail, ceiling light, radiator.

## Bedroom Two 11'7 x 7'8

Carpeted, double glazed window to front, coved cornice, radiator.

## Bathroom 12'3 x 5'1

Wood effect tiled flooring, part tiled walls, double glazed obscure window to side, P shaped bath central taps and shower over, integrated TV, wash hand basin with mixer tap and vanity unit, WC, ceiling light and wall light, heated towel rail.



**Externally**

**Frontage**

Off street parking for one car as well as permit parking being available

**Rear Garden**

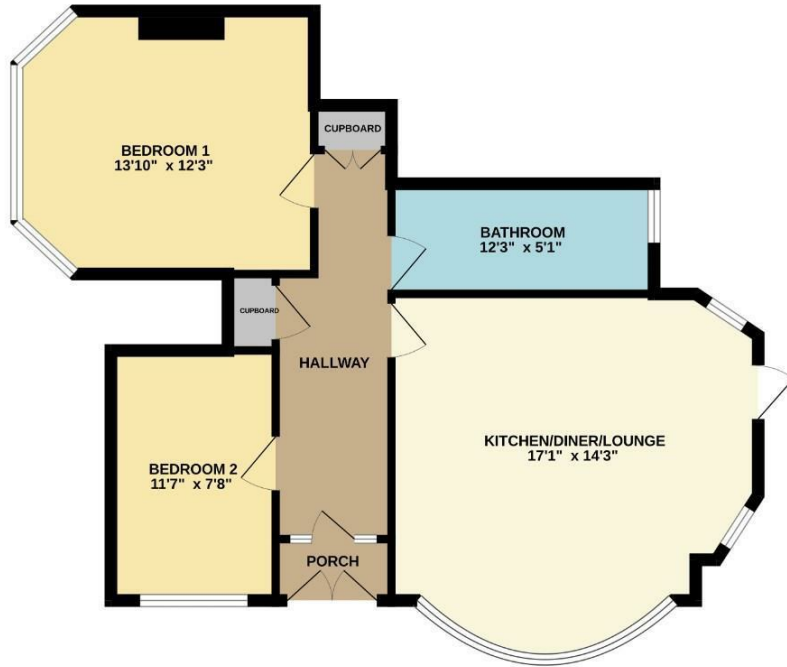
Private patio garden with side access.

**Lease Information**

Lease 119 years remaining  
Ground Rent £250 Per Annum  
Service Charge £300 Per Annum

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

GROUND FLOOR  
682 sq.ft. approx.



TOTAL FLOOR AREA: 682 sq.ft. approx.  
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£325,000 Leasehold

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

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      | 76        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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.