

home.



OFFERS OVER

£300,000

Kings Road, Westcliff-On-Sea

12 Kingsgate Court Kings Road, Westcliff-On-Sea, Essex, SS0 8BH



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Home Estate Agents are excited to welcome you to this charming top-floor two-bedroom flat located on Kings Road in the wonderful Chalkwell Hall Estate.

This delightful property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office. The spacious and bright lounge is a welcoming space, ideal for relaxing or entertaining, and it even features a south-facing Juliette balcony, offering stunning views of the sea.

One of the standout features of this flat is the off-street parking and garage, providing convenient parking for up to two vehicles. Say goodbye to the hassle of searching for parking spaces after a long day!

Imagine waking up to the sound of seagulls and the sight of the sun rising over the sea from the comfort of your own home. This flat offers not just a place to live, but a lifestyle by the sea that many dream of.

Perfect for First Time Buyers or investors, don't miss out on the opportunity to make this seaside retreat your own. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Kings Road.



Entrance

Communal entrance door with stairs leading to second floor, entry phone system. Private entrance door into:

Hallway

Wood effect laminate flooring, coved cornice, storage cupboard. Opening to:

Open Plan Lounge/Diner

18'1 x 7'4 < 5'2

Wood effect laminate flooring, double glazed window and Juliet balcony both to front offering estuary views, coved cornice, double radiator.

Kitchen

Marble effect tiled flooring, double glazed window to rear, range of wall and base units with complimentary worksurfaces, integrated Indesit four ring hob with extractor over, integrated Indesit oven, integrated Bush dishwasher and washing machine, fridge freezer, storage cupboard, ceiling light, radiator.

Bedroom One

Wood effect laminate flooring, two double glazed windows to front, coved cornice, ceiling light, ceiling light, radiator.

Bedroom Two

Wood effect laminate flooring, double glazed window to rear, coved cornice, ceiling light, ceiling light, radiator.

Bathroom

Tiled flooring, part tiled walls, double glazed obscure window to rear, ceiling light, panelled bath with mixer tap, shower attachment, shower over and screen, wash hand basin with mixer taps and vanity unit beneath, WC, ceiling light, heated towel rail.





Externally

Parking

One allocated parking space.

Garage

Private single garage accessed via car park.

Lease Information

Share Of Freehold

Lease: 155 years remaining

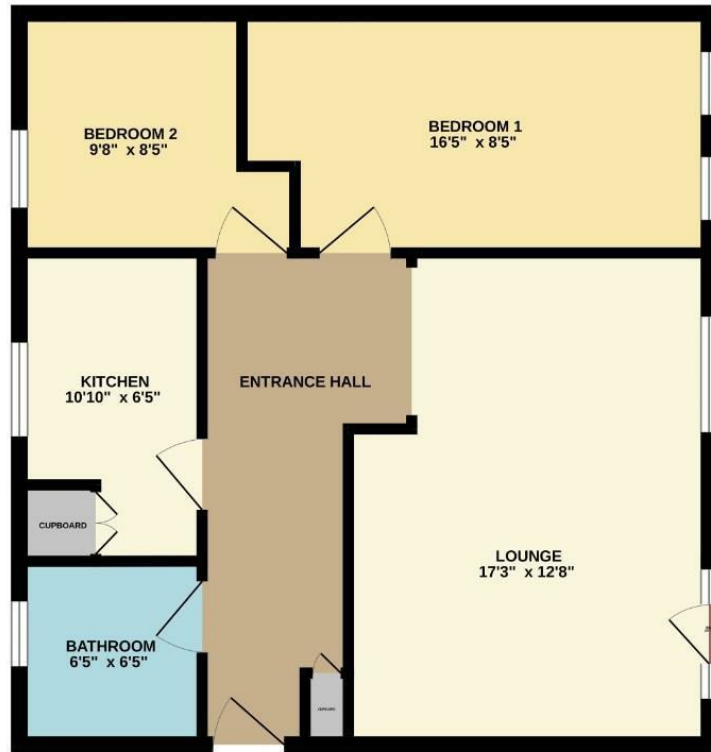
Service Charge: £950 Per Annum including ground rent & buildings insurance

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





SECOND FLOOR



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Offers Over £300,000 Share of Freehold

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			
			EU Directive 2002/91/EC

Current rating: 64 (D)
 Potential rating: 78 (C)

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.