

home.

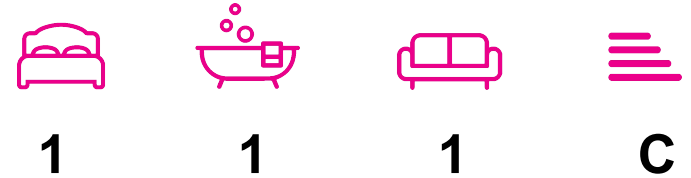
**£265,000**

Westcliff Parade, Westcliff-On-Sea





# Flat 6, 32 Westcliff Parade, Westcliff-On-Sea, Essex, SS0 7QE



Home Estate Agents are privileged to offer for sale this superb one bedroom top floor apartment which enjoys sea views and offers lounge, modern kitchen with integrated appliances and bathroom.

The property is double glazed and benefits from NEST heating system.

The property is located in this prominent seafront location within reach of local amenities including transport links and train services through to London.



### Entrance

Communal entrance into communal hallway with stairs to top floor. Private entrance door into:

### Hallway

Laminate flooring, coved cornice, picture rail, radiator, storage cupboard, two ceiling lights. Doors to:

### Lounge

16'7 x 14'9

Laminate flooring, double glazed Velux window, double glazed Sash window offering views over the sea, porthole window to side, ceiling light with rose.

### Kitchen

10'8 x 8'11

Tiled flooring, integrated oven and hob with extractor over, granite effect worksurfaces with wall and base units, shelving, tiled splashbacks, stainless steel sink with drainer and mixer tap, integrated washer/dryer, fridge freezer,, double glazed window and triangle window, ceiling light.

### Bedroom

13'4 x 10'6

Laminate flooring, double glazed Velux window and large Sash window, radiator, ceiling light with rose.

### Bathroom

Tiled flooring, WC, skylight window, wash hand basin with mixer tap, shower cubicle, towel rail/radiator, shaver socket.

### Parking

Permit parking

### Lease Information

Lease: 164 years remaining

Ground Rent: £150 Per annum

Service Charge: £600 Per annum

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

### Agents Note

Tenants in situ











£265,000 Leasehold

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

LOCAL AUTHORITY	Energy Efficiency Rating		
		Current	Potential
<b>COUNCIL TAX BAND</b> B	Very energy efficient - lower running costs		
	(92 plus) A		
	(81-91) B	77	78
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
<b>TENURE</b> Leasehold	(1-20) G		
	Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**VIEWINGS**  
By prior appointment only

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.