



Shorefield Gardens, Westcliff-on-Sea Guide Price £120,000 Share of Freehold

- ONE SINGLE BEDROOM SECOND FLOOR RETIREMENT FLAT
 - PROPERTY IS FOR OVER 55'S ONLY
 - BATHROOM WITH SHOWER OVER BATH
 - GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- LOCATION CLOSE TO SEAFRONT AND LOCAL TRANSPORT LINKS
- LOUNGE WITH VIEWS OVER THE ESTUARY
 - NO ONWARD CHAIN
- BEDROOM SUITABLE FOR SINGLE BED ONLY
- LAUNDRY ROOM, RESIDENTS LOUNGE, GARDEN AND PATIO AREA AND PARKING ON A FIRST COME FIRST SERVED BASIS
 - COMMUNAL PARKING





Hair & Son are pleased to bring to market this one single bedroom second floor retirement flat with extensive views over the Estuary.

The bedroom is suitable for a single bed only. Bathroom with shower over bath. Double glazing and gas central heating throughout.

The block offers a residents lounge, laundry room, front and rear gardens and parking on a first come first served basis.

Great location close to the seafront, local amenities and transport links. The studio itself comprises of a living room to the front aspect, fitted kitchen and bathroom plus separate study/store room and having the huge advantage of the communal facilities both internally and externally including a large lounge with access to the patio overlooking the estuary.

Centrally located the block is within easy reach of not only the seafront and "The Arches" cafes and restaurants but also the amenities of Hamlet Court Road, local bus routes and the mainline railway station.

Offered with no onward chain this property would suit a single person over 55 wishing to live close to sea within comfortable surroundings or indeed a buy to let investor, call now to book a viewing.

ENTRANCE/ HALLWAY

Communal entrance to residents lounge. Stair and lift access to second floor. Own front door to flat hallway with storage cupboard and separate airing cupboard.

LOUNGE

13'9" x 9'5"

UPVC double glazed windows to front boasting extensive Estuary views. Entry phone system. Telephone and television points. Radiator.

KITCHEN

8'3" x 5'5"

Range of base and eye level units. Electric cooker, freestanding fridge/ freezer and stainless steel sink and drainer.

SINGLE BEDROOM

8'4" x 6'3"

Single bedroom suitable for single bed only. UPVC double glazed windows to front. Storage cupboard. Radiator.

BATHROOM

Three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low flush WC. Towel rail.

COMMUNAL GARDEN

TENURE

SHARE OF FREEHOLD

LEASE REMAINING - 959 YEARS

SERVICE CHARGE - TBC

EPC - BAND D

• These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Second Floor

Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 27.8 sq. metres (299.1 sq. feet)

Sales Office

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