



Anerley Road

Westcliff-on-Sea

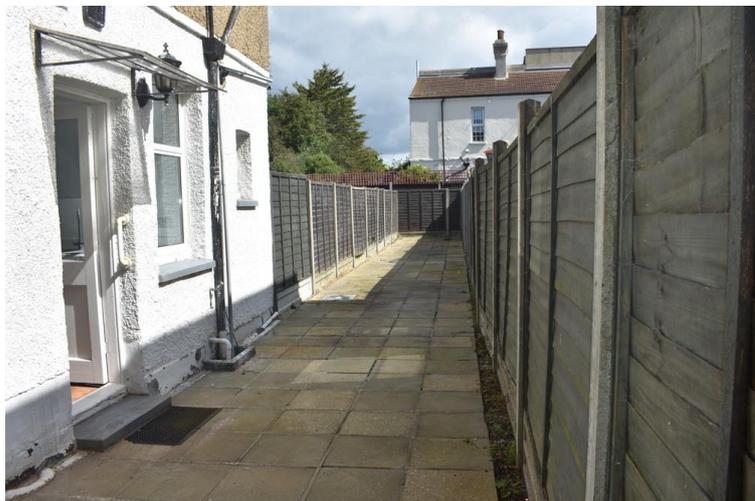
- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING (TWO PARKING SPACES)
- PRIVATE GARDEN



Guide Price £240,000 to £250,000

A two double bedroom ground floor flat with off road parking and a private rear garden. Very well presented and ready to move into. Perfect location for Hamlet Court Road and the railway station. Two double bedrooms, modern kitchen. Doble glazed & gas central heating.





A well presented two double bedroom ground floor flat with fantastic accommodation throughout. The property is situated within Hamlet Court Road being a 5 minute walk away which has fantastic amenities that include shops, eateries, pubs and bars providing the upmost convenience. This is complimented with the short distance to Westcliff train station and the seafront.

The accommodation comprises of two double bedrooms, the main bedroom features a bay window while the second bedroom has a window to the garden.

The kitchen has granite style work surface, grey sheen units, ceramic hob and electric oven. Sink and drainer with chrome mixer tap. Ceiling fitted spotlights. Door onto the garden

The bathroom has a white suite with shower over bath. Hand basin with under storage white sheen unit. Spotlights with a separate w/c off of the bathroom.

Externally you have a private rear garden which measures



around 50ft which is paved and low maintenance. To the front the property has parking for two cars.

HALLWAY

LOUNGE

13' 3" x 12' 0" (4.04m x 3.66m)

KITCHEN

10' 4" x 6' 11" (3.15m x 2.11m)

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

BEDROOM TWO

11' 0" x 7' 0" (3.35m x 2.13m)

BATHROOM

WC

GARDEN

OFF ROAD PARKING

TENURE

LEASE - 118 YEARS REMAINING

GROUND RENT - £200 PER ANNUM

EPC - E

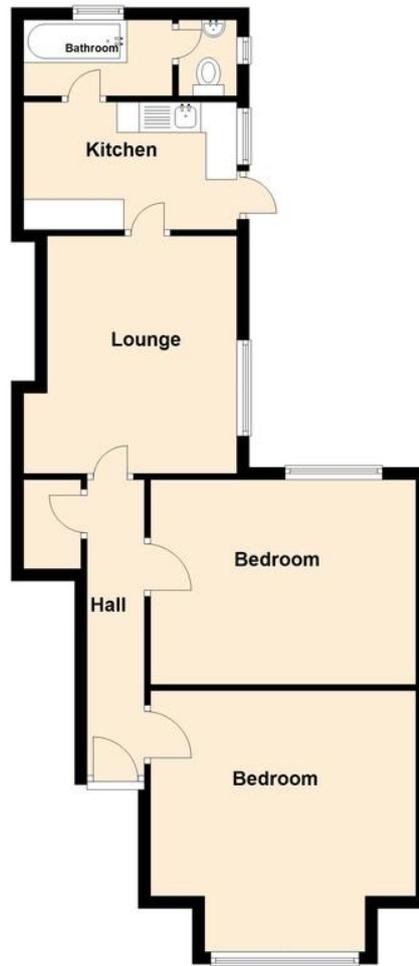
COUNCIL TAX - B



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.

Ground Floor

Approx. 63.4 sq. metres (681.9 sq. feet)



Total area: approx. 63.4 sq. metres (681.9 sq. feet)

Regulated by RICS

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