HAIR & SON



Westborough Road, Westcliff-on-Sea
Guide Price £140,000 Leasehold

- One bedroom flat
- Cash buyers only
- Own front door entrance
- Ideal investment opportunity
- Needs full refurbishment
- Private rear garden
- Parking space
- No onward chain













CASH BUYERS ONLY **NO ONWARD CHAIN** **OFF ROAD PARKING** **PRIVATE GARDEN SPACE** Situated on Westborough Road in Westcliff-on-Sea, this one-bedroom flat presents a unique opportunity for those looking to invest in a property with potential. While the flat requires refurbishment throughout, it offers a blank canvas for creative minds to transform it into a stylish and comfortable home.

One of the standout features of this property is the private rear garden, providing an outdoor space for relaxation. The flat boasts its own front door entrance, ensuring a sense of privacy and independence.

Situated in a location that is conveniently close to local amenities, residents will find shops, cafes, and transport links within easy reach, making daily life both convenient and enjoyable.

Please note that due to the low lease, this property is suitable for cash buyers only. This flat is an excellent opportunity for those willing to invest time and effort into refurbishment, allowing you to create a personalised living space in a desirable area.

Offered to the market with vacant possession, therefore no onward chain.

PORCH
4'8 X 3'1

KITCHEN
19'1 X 11'8

BEDROOM
17'3 x 99'9

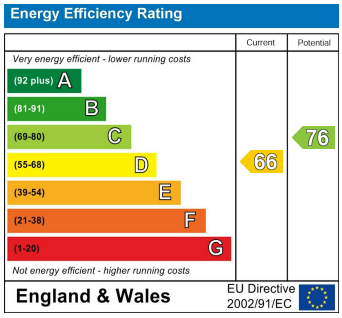
BATHROOM

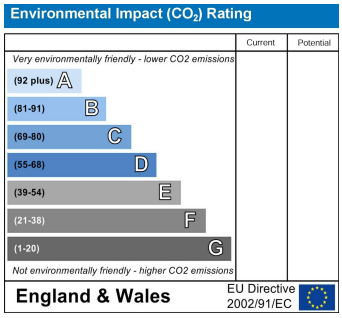
TENURE
LEASE REMAINING - 62 YEARS (CASH BUYERS ONLY)
GROUND RENT - £150 PER ANNUM
EPC - BAND D

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




Southbourne Grove
Westbourne Grove
Priory Park
PRITTLEWELL
London Rd
Southend-on-Sea
CHALKWELL
WESTCLIFF-ON-SEA
Google
Map data ©2026 Google

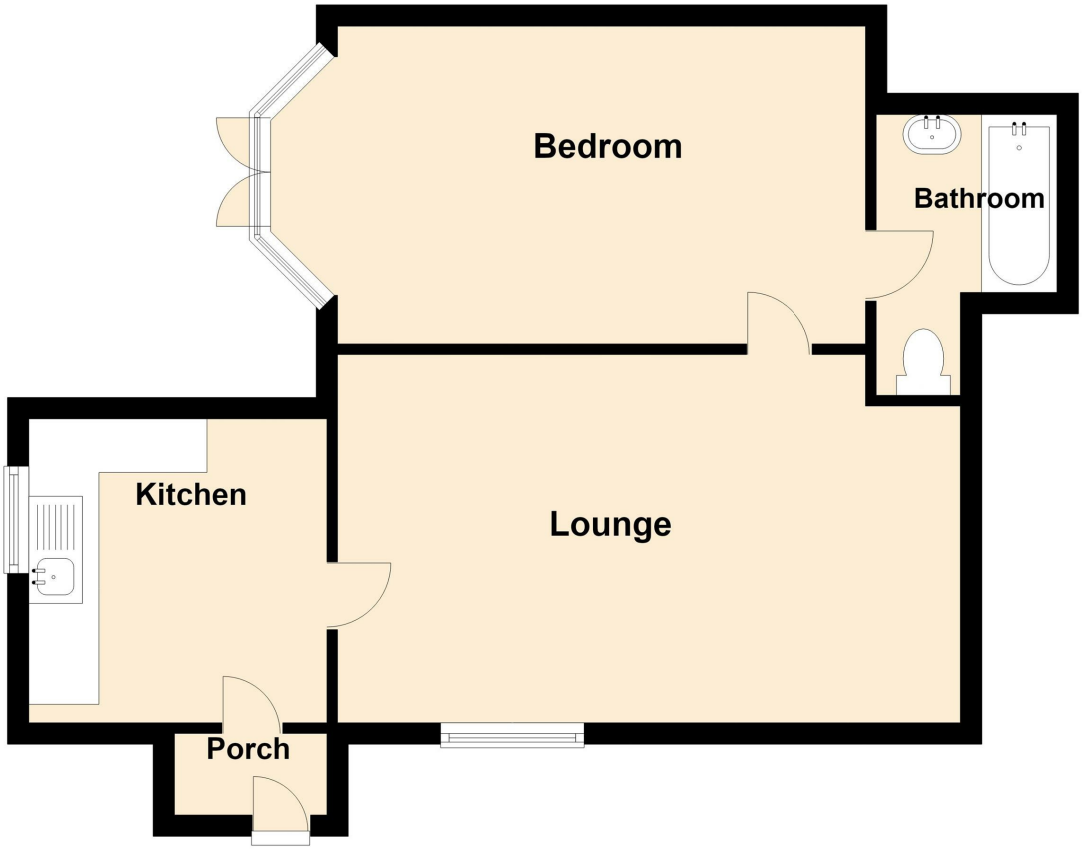

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
66
76
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

Local Authority **Southend-on-Sea**
Council Tax Band **A**

Ground Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 48.3 sq. metres (519.4 sq. feet)

Sales Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

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https://hairandson.co.uk/

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