



**West Street**

**Southend-on-Sea**

**£150,000**



# West Street

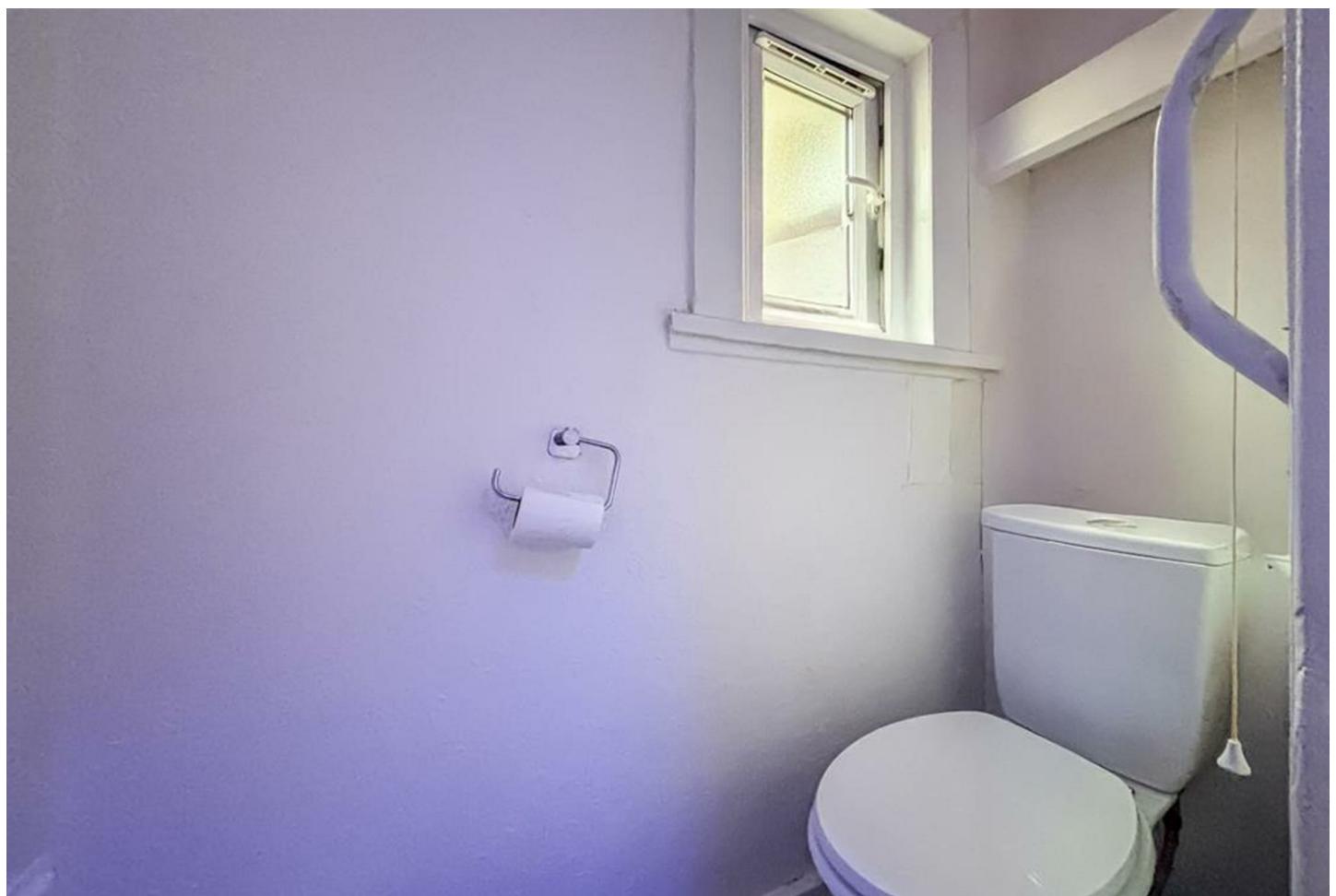


## Description

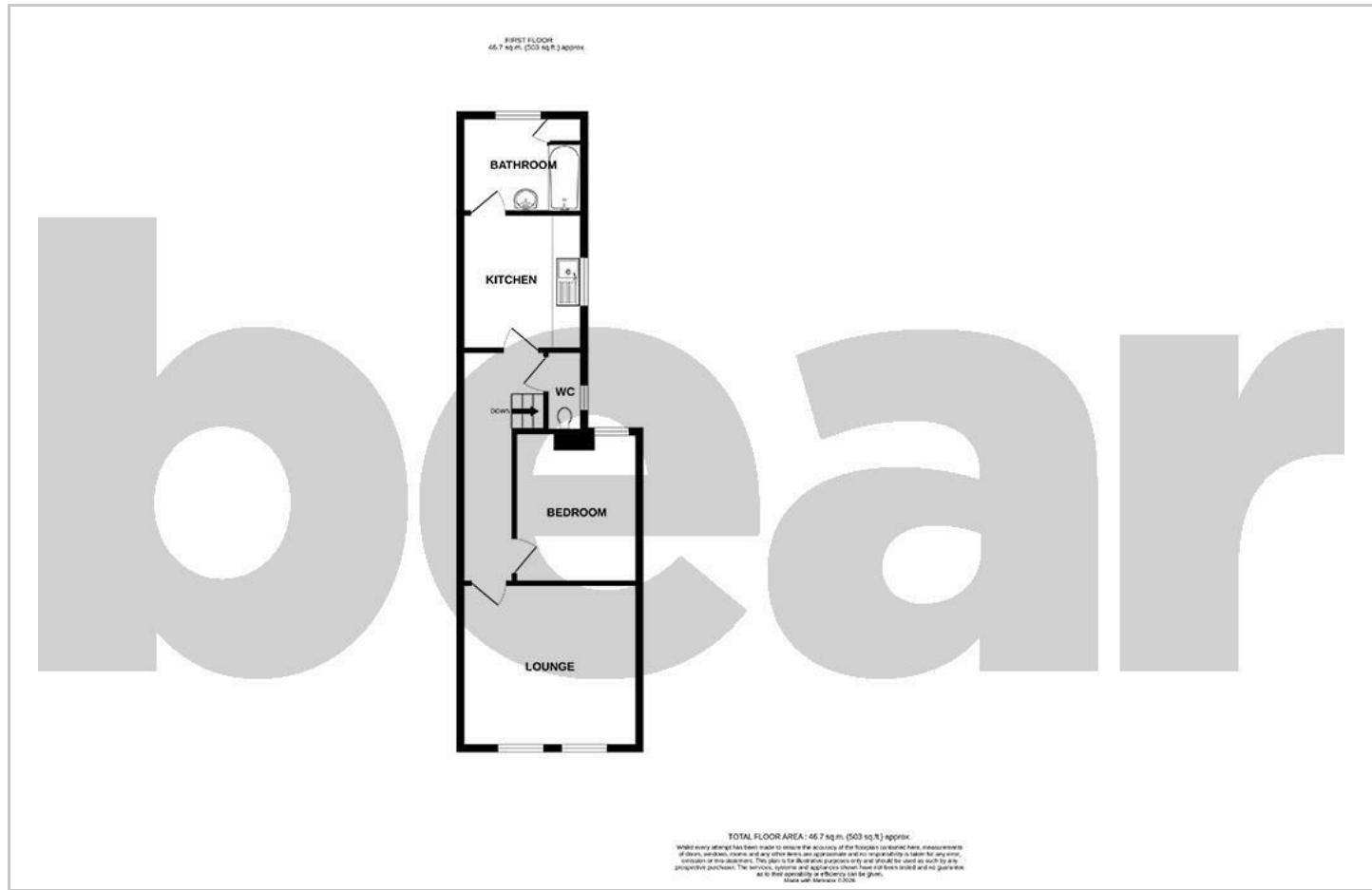
Situated on West Street in Southend-on-Sea, this first floor flat offers well-balanced accommodation alongside the rare benefit of a private rear garden and off-street parking. Conveniently positioned close to excellent transport links, amenities and green spaces, this property is ideal for first-time buyers, commuters or investors alike.

- First Floor Flat
- Off-Street Parking for One Vehicle
- Well-Proportioned Bedroom
- Bathroom with Built-in Storage and Utility Space
- Double Glazing and Gas Central Heating
- Private Rear Garden
- Comfortable Lounge
- Kitchen with Practical Layout
- Separate WC
- Excellent Transport Links and Amenities Nearby

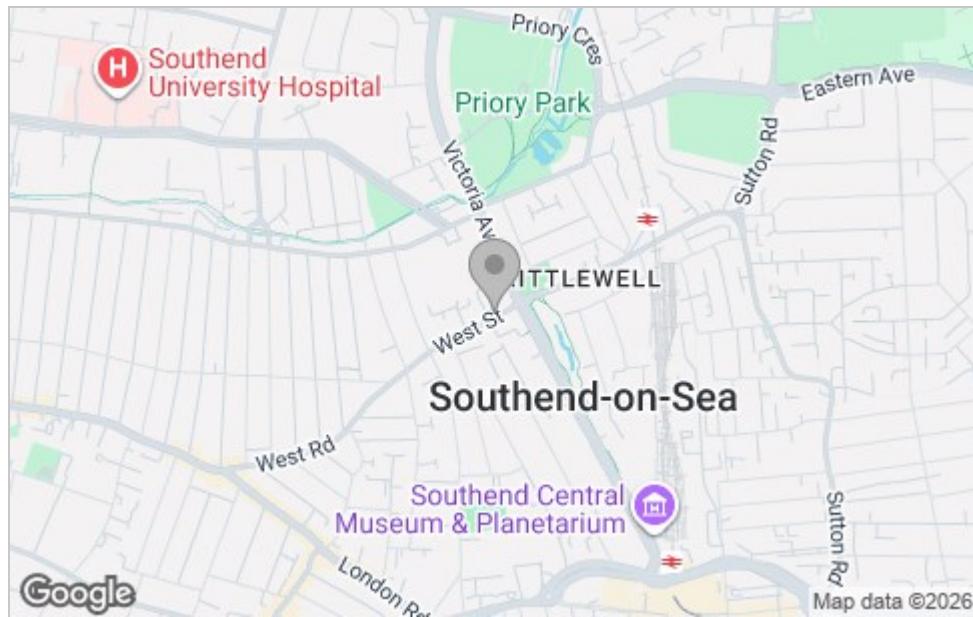




## Floor Plan



## Area Map



## Energy Efficiency Graph

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	55	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the

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