



Westborough Road, Westcliff-on-Sea

Guide Price £150,000 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 9'9

BATHROOM

TENURE

LEASE REMAINING - 62 YEARS (CASH BUYERS ONLY)

GROUND RENT - £150 PER ANNUM

EPC - TBC

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



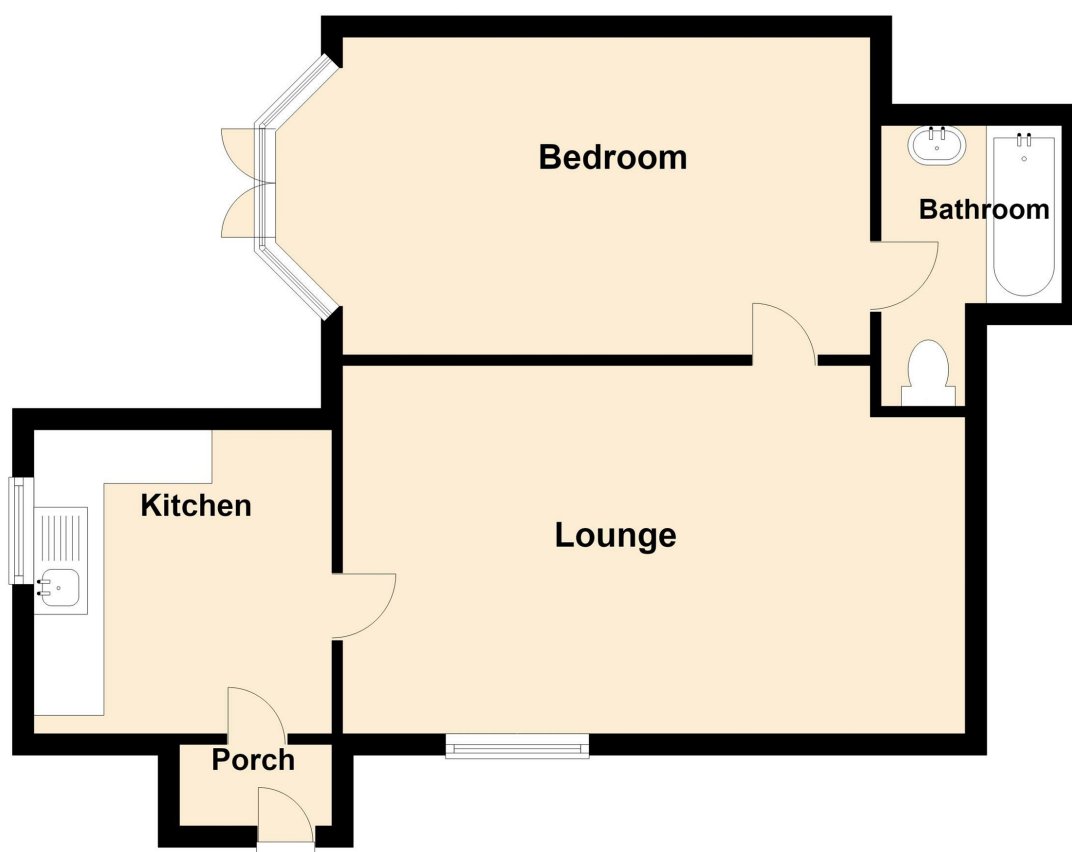
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

01702 34 11 77

<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.