



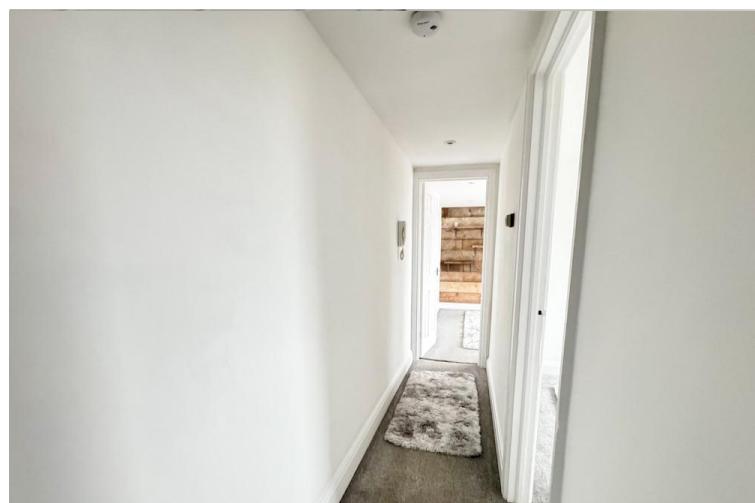
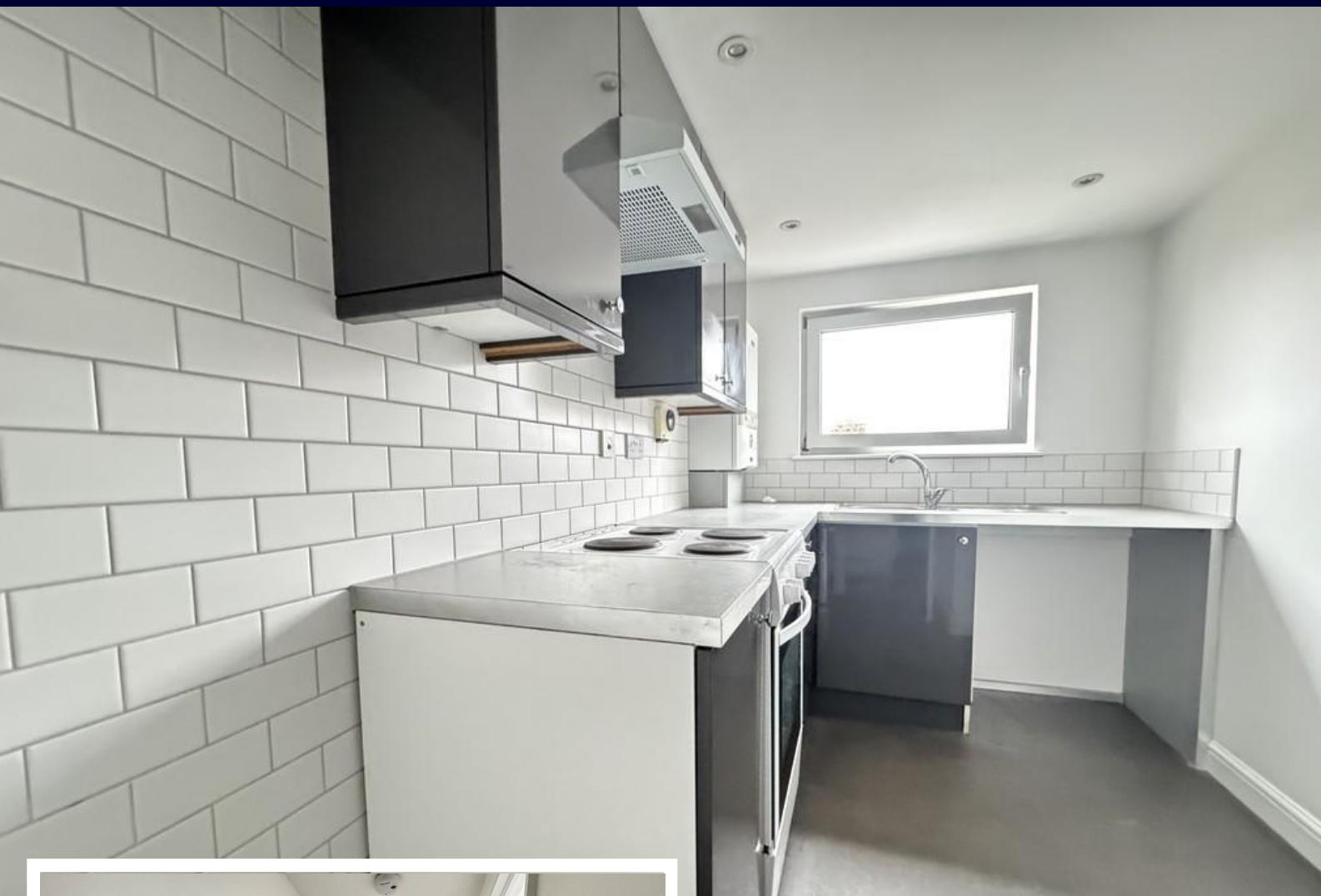
## Manor Road Westcliff-on-Sea

- SECOND FLOOR FLAT
- ONE BEDROOM
- SHARE OF FREEHOLD
- LOUNGE WITH SEA VIEWS

**Guide Price £160,000**

Hair & Son are pleased to present this stunning one bedroom second floor apartment which is move-in ready in Manor Road, a convenient coastal area with access to nearby amenities.



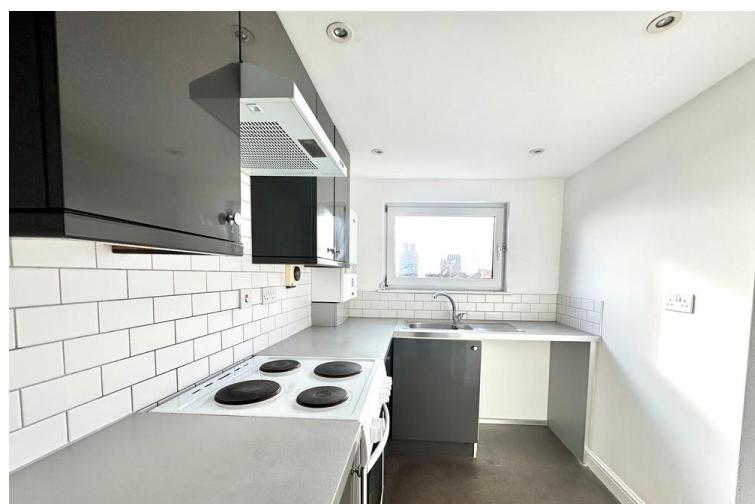


Hair & Son are pleased to present this stunning one bedroom second floor apartment which is move-in ready in Manor Road, a convenient coastal area with access to nearby amenities.

The apartment is situated on the top floor of the block and is presented in a Fabolous condition throughout, a perfect blend coastal charm and contemporary design.

The accommodation comprises of a relaxing living room to the rear which provides views towards the sea, the bedroom measures 9 '7 x 8'3 and is carpeted with spotlights above.

A modern kitchen is featured with lino flooring and part tiled walls and features a range of eye and base level units. This is a very functional and practical space for a future buyer.





The last room is the stylish bathroom that incorporates a shower cubicle, wash hand basin and a low level w/c.

Located in Manor Road this location is superb and gives easy access to the seafront, shops, eateries and transport links that include Westcliff train station with direct links to London Fenchurch Street.

A potential great purchase for investors and first time buyers, with the property also being offered to the market with vacant possession.



#### **HALLWAY**

18' 8" x 2' 9" (5.69m x 0.84m)

#### **LOUNGE**

12' 8" x 10' 4" (3.86m x 3.15m)

#### **BEDROOM**

9' 7" x 8' 3" (2.92m x 2.51m)

#### **KITCHEN**

9' 7" x 6' 4" (2.92m x 1.93m)

#### **BATHROOM**

9' 7" x 5' 2" (2.92m x 1.57m)

#### **TENURE**

LEASE REMAINING - 161 YEARS

SHARE OF FREEHOLD

SERVICE CHARGE - £0

BUILDINGS INSURANCE - £365.15 Per Annum

EPC - C

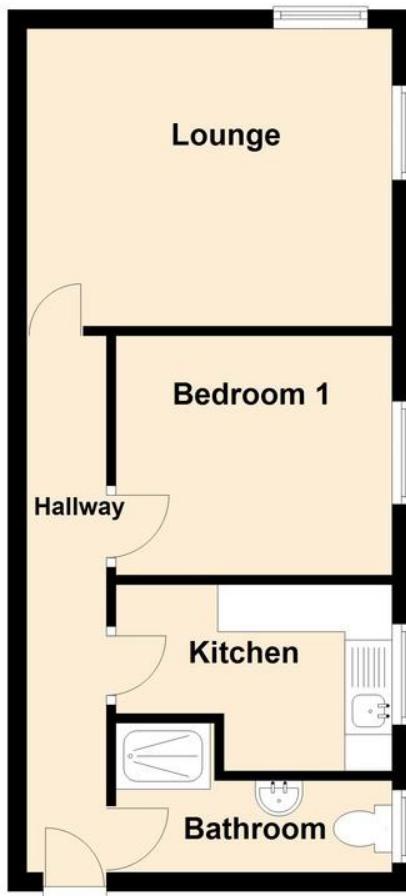
COUNCIL TAX BAND - A



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. 34.5 sq. metres (371.5 sq. feet)



Total area: approx. 34.5 sq. metres (371.5 sq. feet)

Regulated by RICS

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