

# bear

*Estate Agents*



\* £625,000 - £650,000 \* ENTIRE BUILDING AND FREEHOLD \* NEW ROOF \* PERFECT FOR INVESTORS \* A character building that has the advantages of three good size two bedroom flats. The properties are all in good condition with the top floor flat having undergone a complete renovation in recent months. The top floor flat also offers sea views and there is one allocated parking space to the side which can be given to one of the properties (130a or 130b would be advisable as their entrance door is where the parking bay is). The location is idyllic as you are a stones throw from the seafront, Westcliff Station and Hamlet Court Roads shopping facilities. Southend High Street is also very close by. All the flats are occupied with tenants and the current rent generated per month is £2,650 but we anticipate this could be increased to a minimum of £3,000 per calendar month.

- Detached building
- Sea views from top floor flat
- Complete freehold included
- Total current rental income £2,600 pcm
- Doorstep to Westcliff Station and Beachfront
- 3 x two bed flats
- One parking space available
- All flats currently tenanted
- Anticipated potential rental income £3,000 pcm
- Southend High Street and Hamlet Court Road amenities close by

## Station Road

Westcliff-on-Sea

**£625,000**

Guide Price



# Station Road



## Ground Floor Flat

Kitchen: 3.67m x 1.65m (12'0" x 5'4")  
Lounge: 5.23m x 3.68m max (17'1" x 12'0" max)  
Bedroom One: 3.78m x 3.11m (12'4" x 10'2")  
Bedroom Two: 3.29m x 2.49m (10'9" x 8'2")  
Shower Room: 2.91m > 1.69m x 1.78m (9'6" > 5'6" x 5'10")

## First Floor Flat

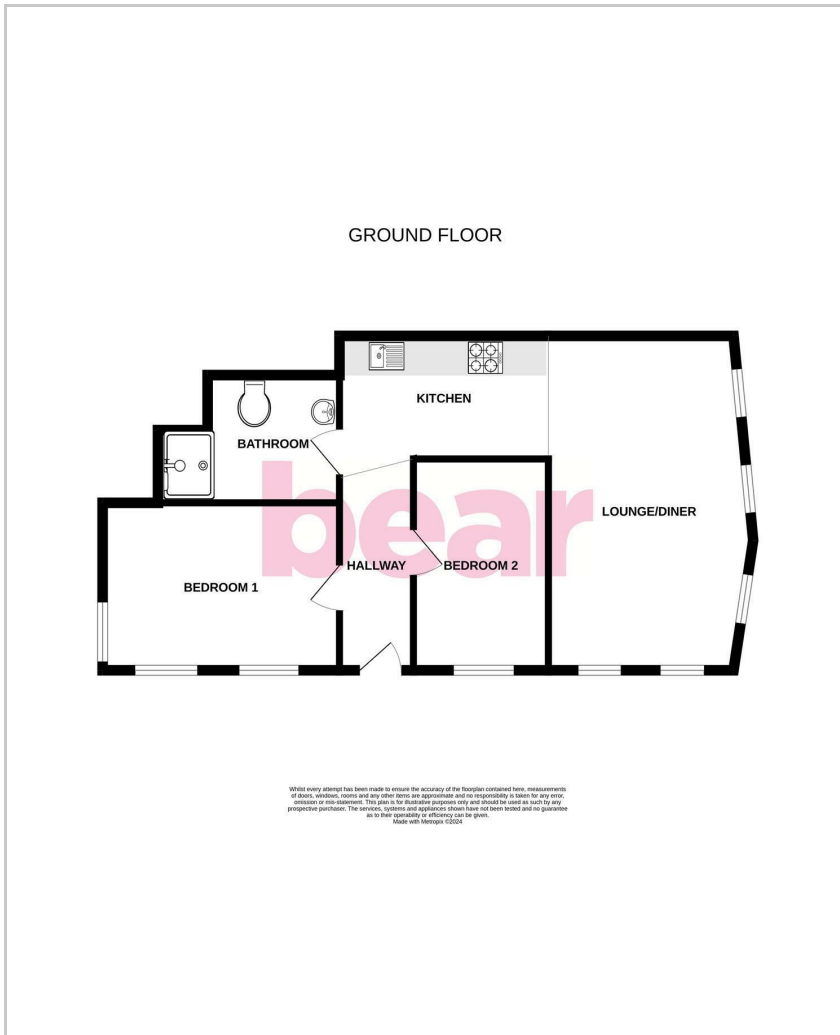
Kitchen: 3.67m x 1.65m (12'0" x 5'4")  
Lounge: 5.23m x 3.68m maximum (17'1" x 12'0" maximum)  
Bedroom One: 3.78m x 3.11m (12'4" x 10'2")  
Bedroom Two: 3.29m x 2.49m (10'9" x 8'2")  
Shower Room: 2.91m > 1.69m x 1.78m (9'6" > 5'6" x 5'10")

## Top Floor Flat

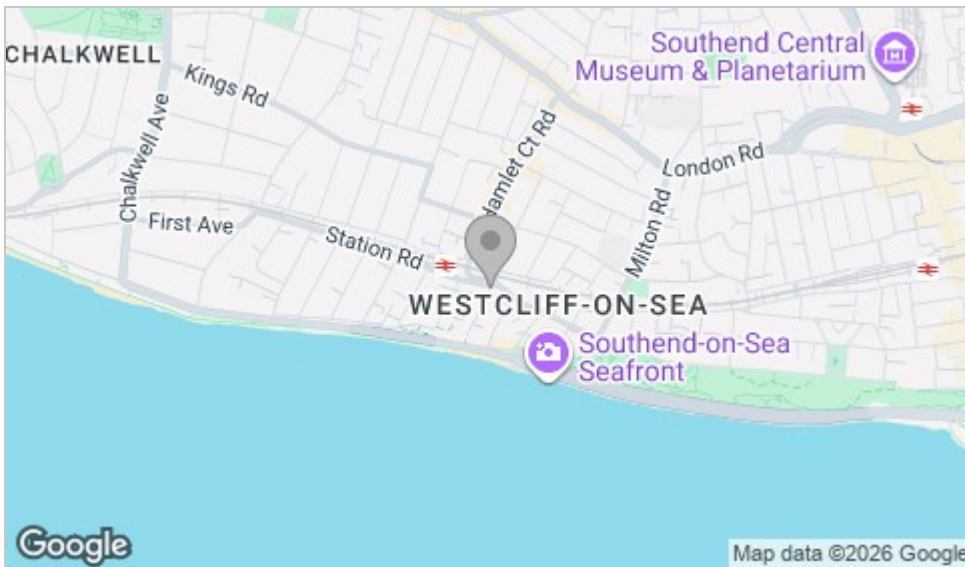
Kitchen: 3.25m x 1.80m (10'7" x 5'10")  
Lounge: 5.02 x 4.04m max (16'5" x 13'3" max)  
Bedroom One: 3.37m x 3.18m > 2.15m (11'0" x 10'5" > 7'0")  
Bedroom Two: 3.13m x 2.15m (10'3" x 7'0")  
Bathroom: 1.78m x 1.77m (5'10" x 5'9")



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## 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			
(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	