



SHAKESPEARE DRIVE

WESTCLIFF-ON-SEA, SS0 9AA

GUIDE PRICE £235,000
LEASEHOLD

* £235,000 - £255,000 * Delightful two bedroom first floor apartment boasting direct access to a private section of the rear garden. Benefitting from a private entrance and a new 169 year lease on completion of sale. Presented in excellent condition and positioned close to a wealth of amenities and travel links.

RP&C.
RICKY, PLANT & CHEN-PORTER

SHAKESPEARE DRIVE

- Deceptively spacious two bedroom first floor flat
- New 169 year lease on completion
- Direct access to private section of rear garden
- Private entrance with own front door
- Generous lounge
- Stylish eat-in kitchen/diner
- Double glazing and gas central heating
- Large loft space
- Close to a wealth of amenities and travel links
- Easy reach of Southend hospital and grammar schools



RP&C are excited to present this wonderful two bedroom first floor flat, which is perfectly situated on Shakespeare Drive in Westcliff-on-Sea, the property enjoys a convenient location near top-rated schools, strong transport connections, and everyday amenities.

The home features its own private front door leading to stairs up to the first-floor landing. To the front of the home, you'll find a spacious, light-filled bay-windowed 18' lounge. Further down the hallway sits a separate kitchen/diner which provides a stylish setting for cooking and dining. The accommodation includes two well proportioned bedrooms alongside a well presented bathroom and separate WC for added convenience. The property further benefits from double glazing and gas central heating.

In terms of location, the flat sits within the catchment area for The Westborough School and Chase High School, and is also near several well-regarded grammar schools. Transport links are excellent, with easy access to local bus routes, the A127, London Road, and both Prittlewell and Westcliff railway stations. Nearby parks, shops, and local facilities complete the picture, making this a highly desirable and well-connected place to live.

Two bedroom first floor flat

Lounge

Kitchen/diner

Bedroom one

Bedroom two

Bathroom

WC

Private section of rear garden

SHAKESPEARE DRIVE







SHAKESPEARE DRIVE

ADDITIONAL INFORMATION

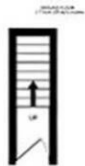
Local Authority – Southend

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents
 15 Nelson Street
 Southend On Sea
 SS1 1EF

01702 844984
 info@rpcestateagents.co.uk
 www.rpcestateagents.co.uk

RP & C.
 RICKY, PLANT & CHEN-PORTER