

SCOTT &  
STAPLETON

WHITEFRIARS CRESCENT  
, SS0 8EU  
£240,000





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This super property benefits from 2 double bedrooms, luxury fitted bathroom, large lounge & modern separate kitchen with integrated appliances.

There are also the added bonuses of an allocated off street parking space, shared rear garden & a share of freehold.

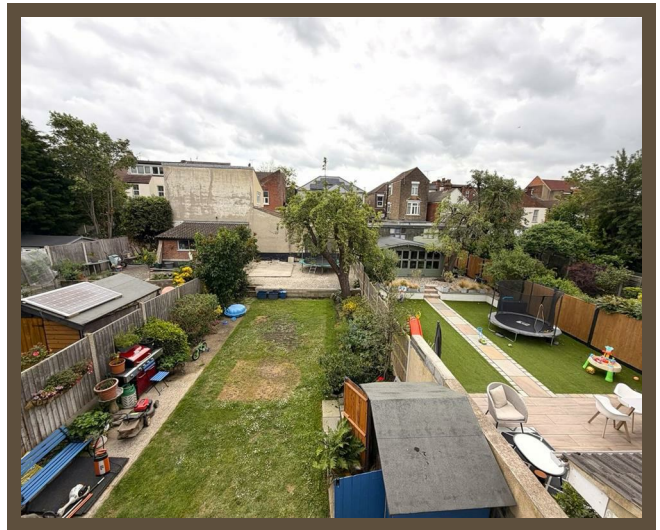
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The property is within a short walk of Westcliff on Sea mainline railway station with Hamlet Court Road shopping facilities also nearby.

Offered with vacant possession & no onward chain. Realistically priced for an early sale this is a great opportunity for a first time buyer to take their first steps on to the housing ladder. An early internal inspection is strongly advised.



## Accommodation comprises

Communal entrance door leading to communal entrance hall with stairs to first floor. Personal entrance door with spyhole leading to entrance hall.

## Entrance hall

5.6 x 0.9 (18'4" x 2'11")

UPVC double glazed window to rear. Intercom, radiator, ceiling spotlights, laminate flooring. Modern solid wood doors to all rooms.

## Lounge

4.2 x 3.9 (13'9" x 12'9")

Large UPVC double glazed bay window to front. Radiator, ceiling spotlights, laminate flooring.

## Kitchen

3.6 x 2 (11'9" x 6'6")

UPVC double glazed window to rear. Modern range of base & eye level units with matching drawer pack. Integrated appliances including electric oven, separate gas hob, extractor fan, fridge/freezer, washing machine & dishwasher. Roll edge worktops with matching upstand, inset stainless steel sink with mixer tap, Ideal combination boiler (not tested) in matching cupboard, ceiling spotlights, laminate flooring.

## Bedroom 1

4.2 x 3.3 (13'9" x 10'9")

Great size room with large UPVC double glazed window to rear. Radiator, coved ceiling.

## Bedroom 2

4.1 x 2.2 (13'5" x 7'2")

UPVC double glazed french doors to front on to balcony. Radiator, ceiling spotlights, laminate flooring.

## Balcony

Sunny, west facing balcony with wrought iron railings.

## Bathroom

1.9 x 1.9 (6'2" x 6'2")

Obscure UPVC double glazed window to side. Modern white suite comprising of P shaped panel bath with mixer tap, separate shower over & glass screen, low level WC & wash hand basin in vanity unit with mixer tap & cupboards below. Fully tiled walls & floor, heated towel rail, fitted mirror with wall light, ceiling spotlights, extractor fan.

## Externally

The property benefits from hardstanding to front with an allocated off street parking space for 1 car. The rear garden of the property is shared with 2 other flats.

## Lease details

The property benefits from a share of freehold. The annual charges are approx. £200 per annum which include buildings insurance.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>64</b>		<b>77</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC