



## Kingswell, Imperial Avenue, Westcliff-on-Sea £180,000 Share of Freehold

- Two spacious bedrooms
- Desirable retirement apartment
  - Share of the freehold
- Communal lounge and gardens
  - Near local shops and buses
- Built-in wardrobes in bedroom
  - Full lift service available
  - Large car parking area
  - Close to Chalkwell Park
  - Short walk to Chalkwell beach





Nestled in the charming area of Imperial Avenue, Westcliff on Sea, this delightful two-bedroom retirement flat presents a wonderful opportunity for those aged 55 and over seeking a comfortable and convenient lifestyle. The property boasts a full lift service and a share of the freehold, ensuring ease of access and peace of mind.

Upon entering, you will find a spacious lounge that is perfect for relaxation and socialising, providing a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, one of which is equipped with extensive built-in wardrobes, offering ample storage space.



Residents can take advantage of the large car parking area, as well as the communal lounge and beautifully maintained gardens, ideal for enjoying the outdoors. For added convenience, there is a communal laundry room and a guest suite available for visitors, making it easy to host friends and family.

The location is superb, with local shops, including a supermarket, just a short stroll away at the top of the road. Regular bus routes provide excellent transport links, while the picturesque Chalkwell Park and gardens are just around the corner. For those who enjoy the seaside, Chalkwell beach is less than half a mile away, perfect for leisurely walks and enjoying the fresh sea air. Share of Freehold 174 year underlying lease, service charge £2769 per annum



This vacant retirement apartment is a fantastic chance to embrace a relaxed lifestyle in a vibrant community. Don't miss out on the opportunity to make this lovely flat your new home.

#### **HALLWAY**

#### **LIVING ROOM**

19'8 x 10'

#### **KITCHEN**

10'8 x 5'2

#### **SHOWER ROOM**

#### **BEDROOM**

16'2 x 8'6

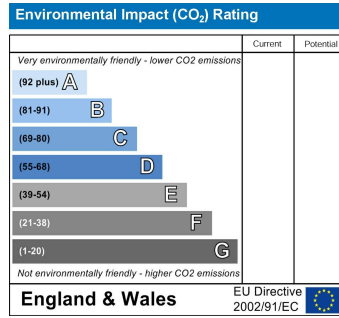
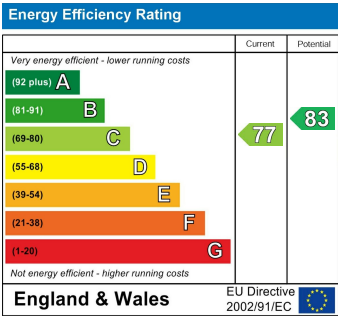
#### **BEDROOM**

10'5 x 6'6



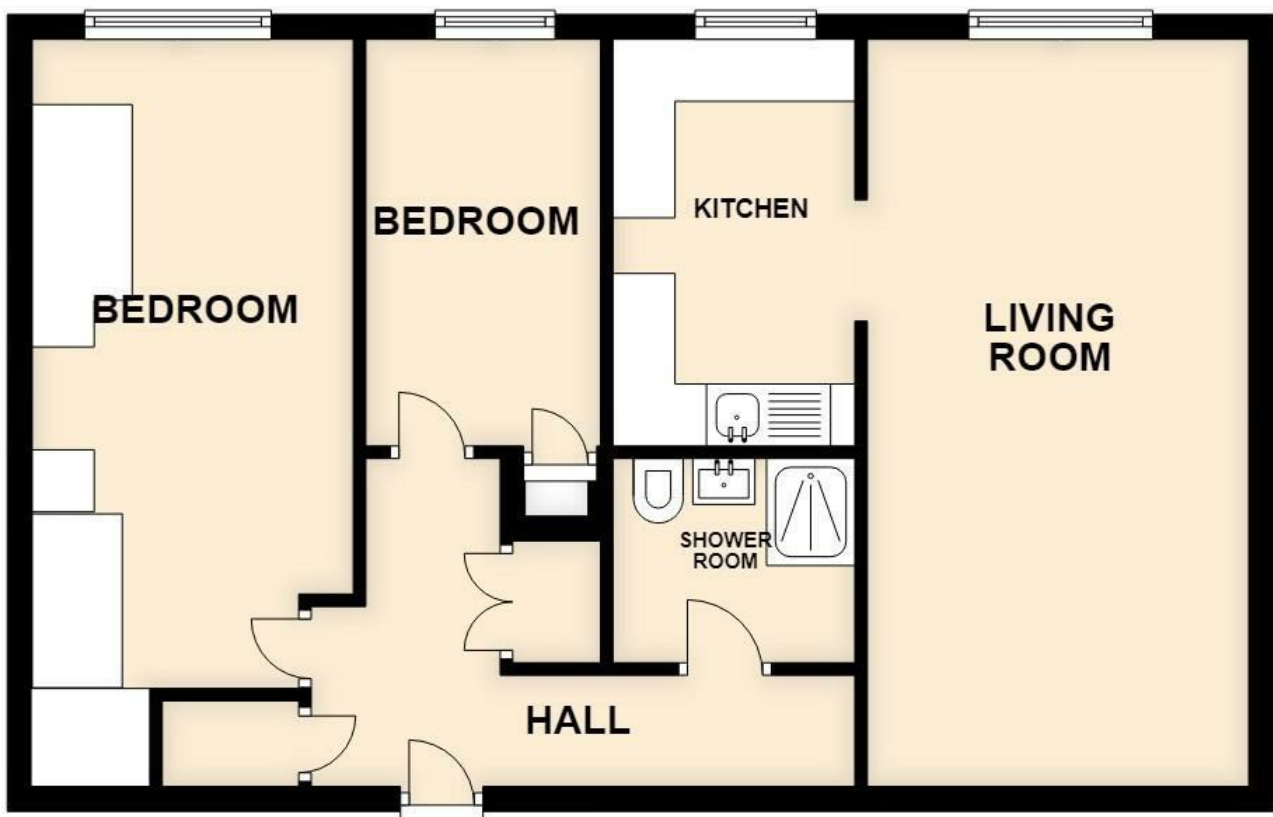


Council Tax Band D  
EPC Rating C



## SECOND FLOOR

APPROX. 58.3 SQ. METRES (627.6 SQ. FEET)



**45 KINGSWELL IMPERIAL AVENUE, WESTCLIFF**

### Sales Office

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### Contact

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<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.