



Westcliff-On-Sea, £595,000, 3 Bedroom Ground Floor Flat

Essex Guild Homes are Delighted to offer this Fantastic Spacious 3 Bed Ground Floor Apartment with Large Lower Ground Floor Accomm. Detached Period Property. Walking distance of Chalkwell Esplanade, c2c Station and Park. Many Original Period Features throughout.
MUST BE SEEN. ALMOST 1900sq ft

Lease Remaining: 82yrs Service Charge: £3,283.62 Ground Rent: £0
Council Tax Band: D EPC Rating: D Tenure: Lease 82 yrs, Quarter Share of Freehold Owned



Westcliff-on-Sea, Essex, SS0 8NN

NO CHAIN / THREE BED APARTMENT OF ALMOST 1900 SQ FT

IN A STUNNING PERIOD PROPERTY CONSISTING OF JUST FOUR APARTMENTS

PRIMARILY A GROUND FLOOR APARTMENT BUT ALSO HAS A STUNNING LOWER GROUND FLOOR CONVERSION

BEAUTIFUL BUILDING, LOTS OF CHARACTER, HIGH CEILINGS AND PERIOD FEATURES THROUGHOUT

VERY MODERN STYLING IN THE LOWER GROUND CONVERSION

VERY VERSATILE APARTMENT

BATHROOM & SHOWER ROOM TO THE GROUND FLOOR & THEN A LUXURY SUITE DOWNSTAIRS

THE BUILDING HAS JUST UNDERGONE EXTENSIVE EXTERNAL RENOVATION WORKS

COMMUNAL GROUNDS AND PARKING

MUST BE SEEN

Energy Performance Rating: D

Council Tax Band: D

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Rooms:

Communal Entrance Porch
with Post Boxes for the Four Apartments

Communal Entrance Hall / Stunning
with Feature Fireplace and Staircase to Galleried Landing

Ground Floor Apartment Entrance Hall / Sitting Area
and Door which Leads to Lower Ground Floor
8' 8" x 7' 9" (2.64m x 2.36m)

Lounge / Dining Room
with High Ceilings, Period Features and Amazing Fireplace
22' 5" x 17' 5" (6.83m x 5.30m)

Designer Style Kitchen / Breakfast Room
18' 11" x 13' 2" (5.76m x 4.01m)

Inner Hallway: L Shaped with Door to Garden
17' 2" (5.23m)

Ground Floor Bedroom One with Double Doors and Window to Gardens
13' 3" x 11' 4" (4.04m x 3.45m)

Ground Floor Bedroom Two with Double Doors and Window to Gardens
12' 6" x 10' 6" (3.81m x 3.20m)

Ground Floor Bathroom
8' 2" x 4' 0" (2.49m x 1.22m)

Ground Floor Shower Room
6' 9" x 4' 3" (2.06m x 1.29m)

Lower Ground Floor Accommodation
with Staircase from Apartment Hallway

Well Illuminated Staircase leads to "Study Area"
6' 8" x 5' 2" (2.03m x 1.57m)

Lounge / Sitting Room with Windows
20' 11" x 8' 8" (6.37m x 2.64m)

Lower Ground Floor Bedroom
13' 4" x 10' 9" (4.06m x 3.27m)

Separate WC
4' 2" x 3' 7" (1.27m x 1.09m)

Storage Room
7' 7" x 4' 0" (2.31m x 1.22m)

Dressing Room / Fully Fitted
10' 9" x 7' 3" (3.27m x 2.21m)

Superb Bathroom with Claw Feet Freestanding Bath,
Large Shower and Back to Back His and Her Sinks
12' 8" x 11' 10" (3.86m x 3.60m)

Grounds and Gardens to Front & Rear:
Communal and Managed by a Gardener.

Parking: Off Street with In and Out Drive

On-Site Garages (to be replaced)

Freehold / Lease Notes:

This is a Leasehold Apartment. The Seller owns a Quarter of the Freehold, as do the other Owners in this Large Property of Four Apartments.

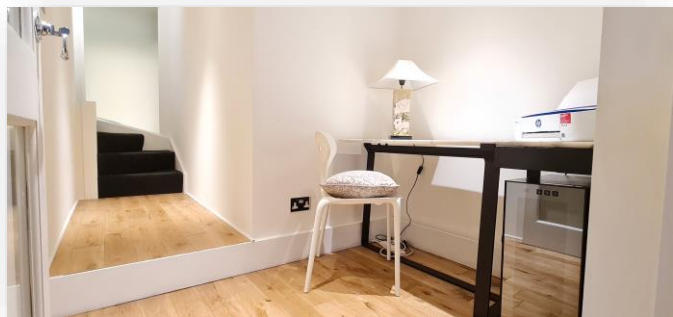
Ground Rent: £0

Service Charge: Latest was £3,283.62

Sinking Fund Contribution: £2,500











◆ WE VALUE PEOPLE ◆ NOT JUST PROPERTY ◆