



All enquiries Ref: Brian Grante



- Freehold three floor former care home
- Close to The Esplanade, Southend's Westcliff Beach and the seafront
- Full vacant possession

Location:

Situated on Cobham Road, which is well positioned for the amenities of The Western Esplanade, Westcliffe beach and Southend town centre to the east. Transport options include local bus routes, rail connections via Southend Central Station to London Liverpool Street, London Southend Airport to the north or road links via the A127 or A13.

Accommodation:

Second floor: Four rooms, bath/shower room/WC, 3 x en-suites, staff room
 First floor: Seven Rooms, bathroom/WC, 3 x en-suites,
 Ground floor: Entrance hall, six rooms, bathroom, 3 x en-suites, 2 x WC's lounge area, kitchen, reception room, kitchen,
 Outside: Front parking

EPC rating:

B (estimate 394m²)

Council Tax Band: F

Potential:

The property may be suitable for alternative uses such as HMO or flats – subject to consents where necessary.

Tenure:

Freehold

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

