

TO LET



Brightwell Avenue, Westcliff On Sea
£357 pcm

MARTIN&CO

Brightwell Avenue, Westcliff

On Sea

House share,
1 bedroom, 1 bathroom

£357 pcm

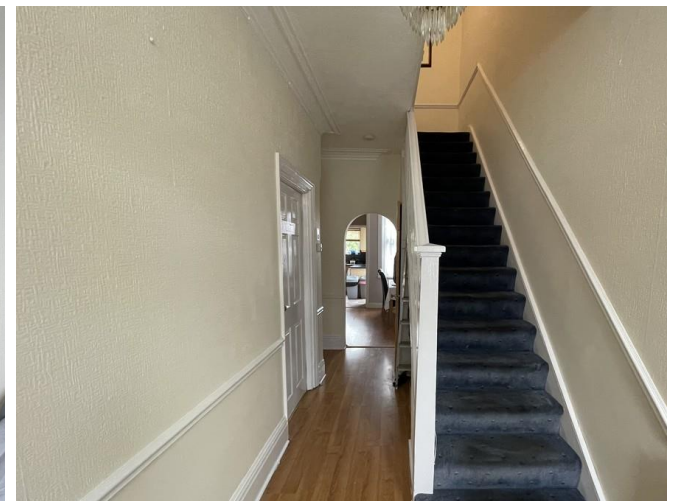
Date available: 7th April 2022

Deposit: £411

Furnished

Council Tax band: C

- SINGLE ROOM IN HOUSE SHARE
- FURNISHED
- MODERN KITCHEN
- ALL BILLS INCLUDED
- MODERN BATHROOM
- CENTRALLY LOCATED
- CLOSE TO HOSPITAL



PROPERTY DESCRIPTION Single ROOM to rent in WESTCLIFF ON SEA. The room comes FULLY FURNISHED with WARDROBE, BED and STORAGE. The communal areas include use of a DINNING ROOM, KITCHEN.

Large bathroom with BATH and SHOWER and communal GARDEN. There is also a GROUND FLOOR W.C. The property also benefits from having ALL BILLS INCLUDED and is located close to local AMENITIES and POPULAR BUS ROUTES.

BEDROOM 10' 2" x 7' 2" (3.10m x 2.20m)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 60 | 84 |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (56-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 55 | 83 |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |





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Letting • Sales • Investment

TOTAL APPROX. FLOOR AREA 124 SQ.FT. (11.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.