



FOR SALE

**Holyrood Drive,
Westcliff-On-Sea SS0 9XY**

Offers In Excess Of £250,000 Leasehold Council Tax Band -

2  1  1  602.78 sq ft

- Two Bedroom First Floor Flat
- Modern Fitted Kitchen With Open Plan Living Through To Lounge
- Three Piece Bathroom Suite With Utility Area
- Double Glazing And Gas Central Heating
- Private Rear Garden
- Long Lease - Only £25 P.A Ground Rent
- No Onward Chain
- Log Burner
- Walking Distance To Leigh Road And Chalkwell Station
- Close To Chalkwell Park

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

LONG LEASE

Holyrood Drive presents this extremely well looked after two-bedroom first-floor flat. Built in the early 1930's, it boasts a generous living space of 603 square feet, making it an ideal home for individuals or small families.

Upon entering, you will be greeted by a spacious first floor landing which leads into an inviting open-plan living area that seamlessly combines the modern fitted kitchen and a cosy lounge, complete with a log burner. The flat also features two well-proportioned bedrooms and modern three-piece bathroom suite, complemented by a convenient utility area.

Location is key, with Chalkwell Station in close proximity, and additionally, Leigh Road is just a short stroll away, offering a selection of cafes, restaurants, and boutique shops.

With its blend of modern amenities and charming character, Holyrood Drive is a wonderful place to call home.

Measurments

Lounge/Diner/Kitchen - 20'2 x 12'7 (6.15m x 3.84m)

Bedroom 1 - 14'4 into bay x 13'1 (4.37m into bay x 3.99m)

Bedroom 2 - 9'0 x 7'0 (2.74m x 2.13m)

Bathroom - 8'6 x 7'5 (2.59m x 2.26m)

Interior

It just has such a great feeling when you walk in!! The communal entrance is welcoming with an internal door and carpeted stairs leading to a spacious landing which then leads directly to the open plan lounge/Kitchen. The lounge is positioned at the rear of the property which looks out over the garden and offers a cosy space with a fitted log burner. The kitchen provides fitted matching wall and base units with an integrated dish washer and built in oven with gas hob and extractor above. There is a breakfast bar with space for stools to sit and relax and double glazed window which again looks out to the rear garden. The bathroom is large enough to have space for a utility area which take your washing away from the kitchen. The bath also has a shower attachment and glass screen so if you are on the go, you can have a quick shower, or of an evening you can have a long soak. Bedroom 1 has plenty of space for a large bed, wardrobes and vanity unit which fits neatly into the double glazed bay window. The second bedroom works well for a single bedroom or an office should you work from home.

Exterior

A fantastic added bonus for this property is the private rear garden which is fenced all the way around with gated access. Low maintenance for ease and convenience with a slabbed patio area, astro turf and a large shed/summer house making it ideal for a friendly get together in the summer months.

School Catchment

Darlinghurst Academy

Belfairs Academy

Location

Positioned on the borders of Chalkwell, this property is in a perfect location if you are looking for a quiet road which is within walking distance to all amenities including, Leigh Road which offers an array of coffee shops, restaurants, shops and cafes. If you are working in the city of London, Chalkwell station, which is situated on the C2C line is only a 10 minute walk away, the seafront is then only another few minutes walk and Leigh Broadway is also accessible on foot. There are some great schools in the area with Darlinghurst and Belfairs being in the catchment.

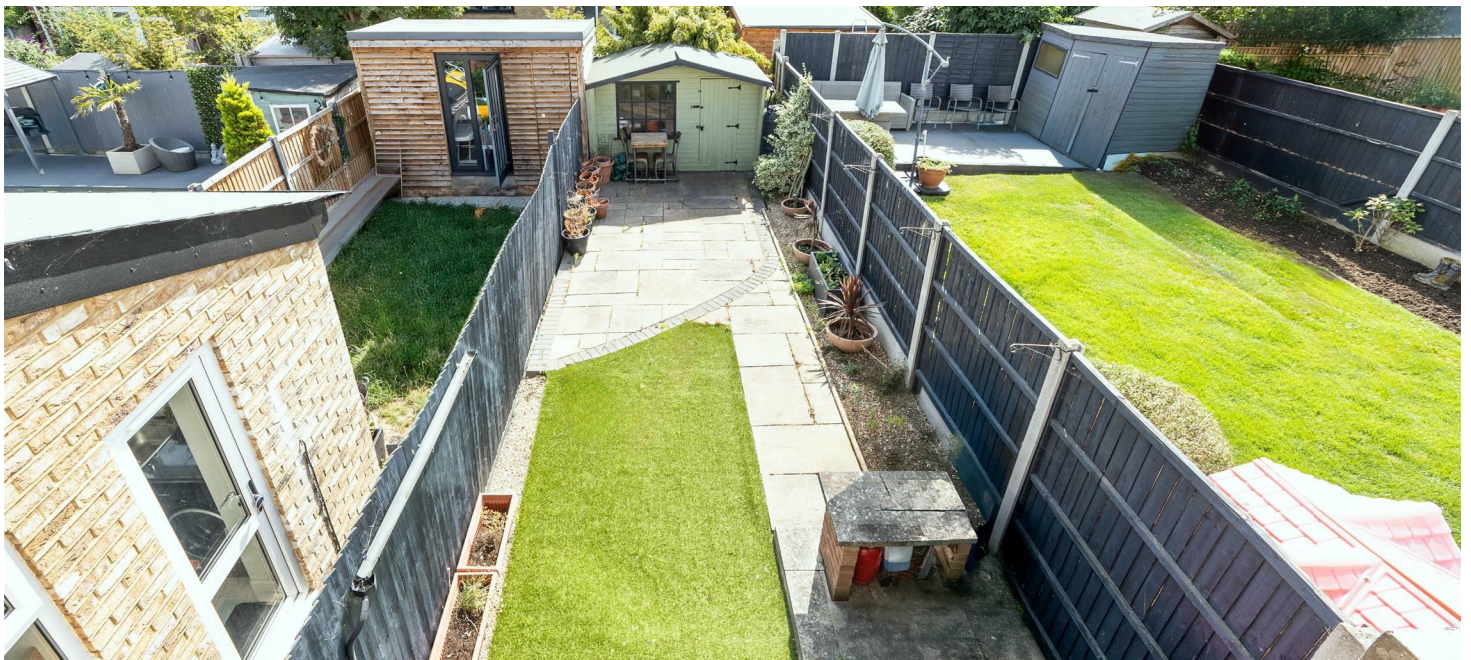
Tenure

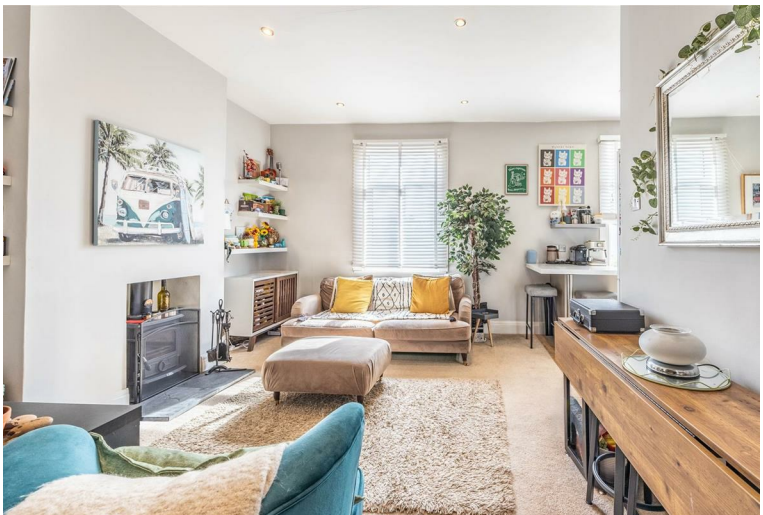
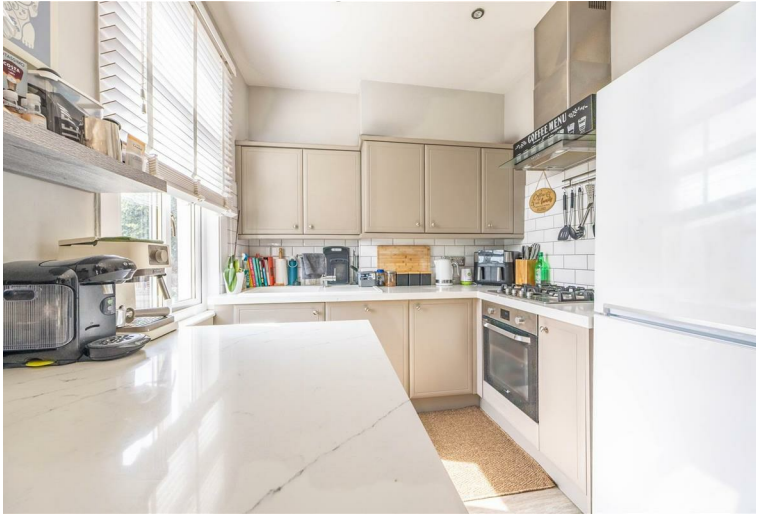
Leasehold

136 Years remaining on the lease

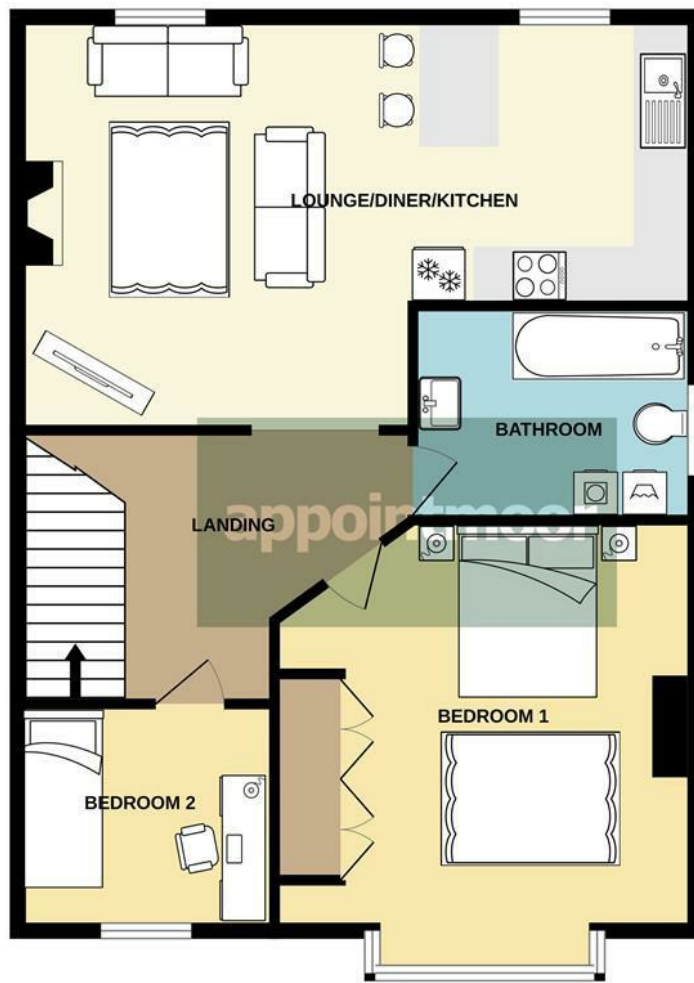
Ground Rent - £25 p.a

Building Insurance - £150 p.a





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	76

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

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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