



\* £210,000 - £220,000 \* ALLOCATED PARKING SPACE \* NO ONWARD CHAIN \* LONG LEASE \* NEWLY FITTED SHOWER ROOM \* GENEROUS LIVING SPACE AND BEDROOM \* Nestled in a handsome bay-fronted period building on a leafy, tree-lined road, this spacious and stylish first-floor flat with allocated parking is only moments from Westcliff Beach. The accommodation includes a secure communal hallway with private storage cupboard, light-filled bay-fronted lounge-diner, a modern kitchen, a newly fitted shower room, and a spacious double bedroom offering ample space for wardrobes, drawers, and a desk. Ideally located within walking distance of Hamlet Court Road's bustling high street, which provides easy access to a range of local amenities and excellent bus links. Westcliff Station is just minutes away, providing a convenient commute to London, all while being just a stone's throw from the beachfront. An exceptional opportunity to acquire a spacious, well-appointed flat in a prime location — ideal for first-time buyers, professionals, or investors.  
Leasehold: 110 year lease(approx.) // Service charge: £800(approx.) // Ground rent: £250(approx.)  
Council Tax Band: A

- No onward chain
- Allocated parking space
- Bright bay-fronted lounge-diner
- Double bedroom
- Walking distance to Hamlet Court Road high street
- Long Lease
- Secure communal entrance with private storage cupboard
- Modern kitchen with ample storage
- Newly fitted shower room
- Minutes from Westcliff Station and the beachfront

## Manor Road

Westcliff-On-Sea

**£210,000**

Price Guide



# Manor Road



## Frontage/Parking

Bay-fronted period property with allocated parking space (right-hand space at the front when facing the property), secure entrance, communal hallway with your own private storage cupboard leading to:

## Private Entrance Hall

4'1" x 3'8"

Smooth ceilings with cornicing, skirting, wood effect lino flooring.

## Lounge-Diner

16'10" x 12'5"

UPVC double glazed bay-fronted window, radiator, smooth ceiling with cornicing, picture rail, skirting, wood effect lino flooring.

## Kitchen

8'7" x 7'3"

UPVC double glazed window to front aspect, radiator, kitchen units both at wall mounted and base level, kitchen comprised of; space for washing machine/tumble dryer, space for fridge/freezer, stainless steel sink with drainer and chrome mixer tap, integrated oven, four ring gas burner, stainless steel extractor hood over, smooth ceiling with cornicing, tiled splashback, skirting, tiled flooring.

## Shower Room

8'5" x 4'6"

NEWLY FITTED: UPVC obscured double glazed window to side aspect, matt black towel radiator, fitted storage cupboard, wall mounted vanity unit with wash basin and matt black mixer tap, WC, walk-in shower, smooth ceiling, partially tiled walls, tiled effect lino flooring.

## Bedroom

13'4" x 10'0"

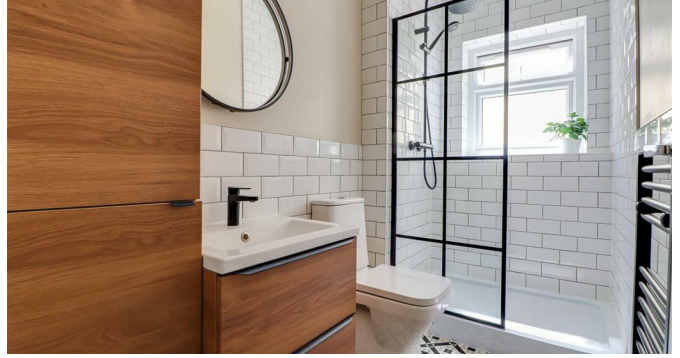
UPVC double glazed window to rear aspect, radiator, smooth ceiling with cornicing, skirting, carpet.

## Agent Notes:

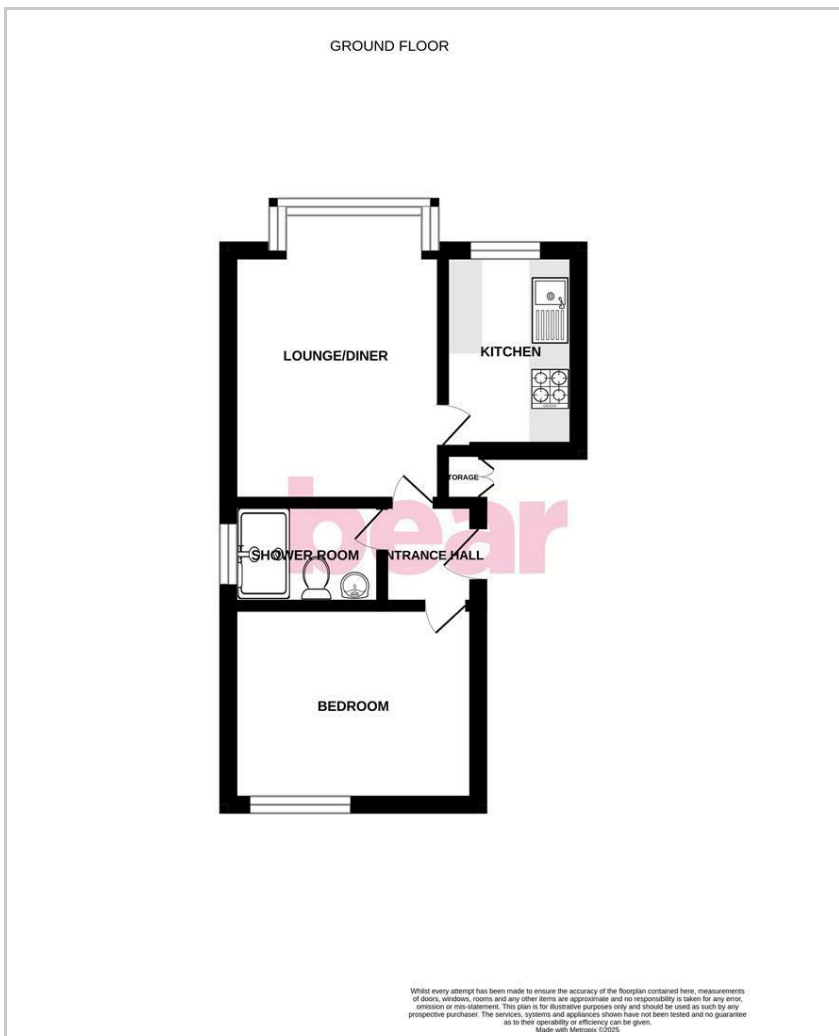
New windows throughout (fitted two years ago, with three years remaining on the warranty), bespoke fitted blinds installed at the end of last year, and a newly fitted shower room.

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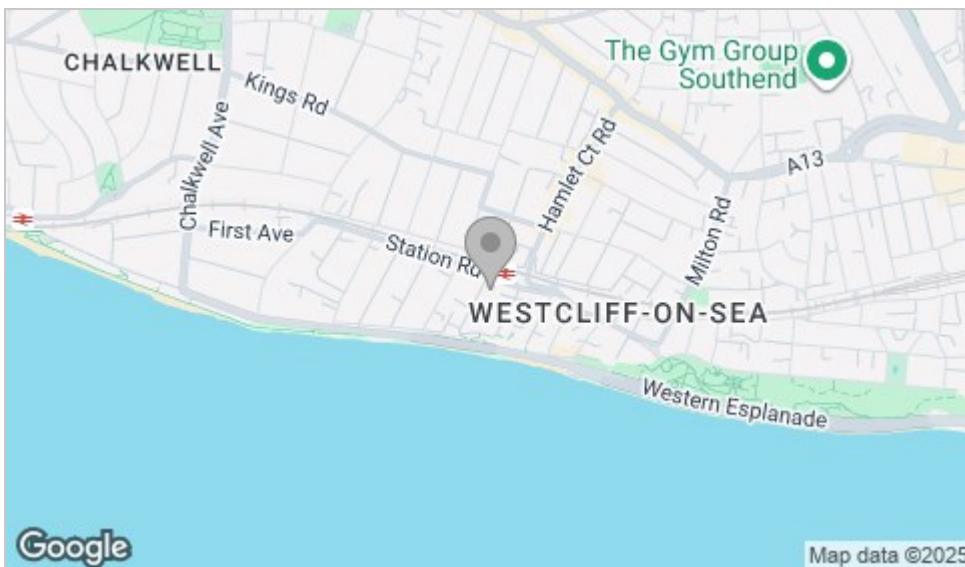
Council Tax Band: A



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

