



**Connells**

612b London Road  
WESTCLIFF-ON-SEA

612b London Road  
WESTCLIFF-ON-SEA SS0 9HW

for sale offers in excess of  
**£170,000**



### Property Description

TWO DOUBLE BEDROOM DUPLEX  
APARTMENT FOR SALE.

The property benefits from street level entrance door, stairs rising to first floor, entrance hallway, feature lounge/dining room, fitted kitchen, second floor benefits from two well proportioned bedrooms, fitted bathroom, double glazing and gas central heating throughout.

Ideally located on London Road, Westcliff on Sea, Ideal first time buy or investment, the property is offered with no onward chain, vacant on completion.

VIEWING HIGHLY RECOMMENDED, NO CHAIN, PRICED TO SELL!! 91 YEARS REMAINING ON THE LEASE.

### Lounge

12' 6" x 17' 6" ( 3.81m x 5.33m )

### Kitchen/Diner

7' 9" x 16' 7" ( 2.36m x 5.05m )

### Bathroom

6' 7" x 8' 6" ( 2.01m x 2.59m )

### Bedroom One

7' 9" x 16' 7" ( 2.36m x 5.05m )

### Bedroom Two

11' 1" x 10' 1" ( 3.38m x 3.07m )

### Hall

6' 7" x 2' 7" ( 2.01m x 0.79m )

### Landing

11' 1" x 5' 5" ( 3.38m x 1.65m )

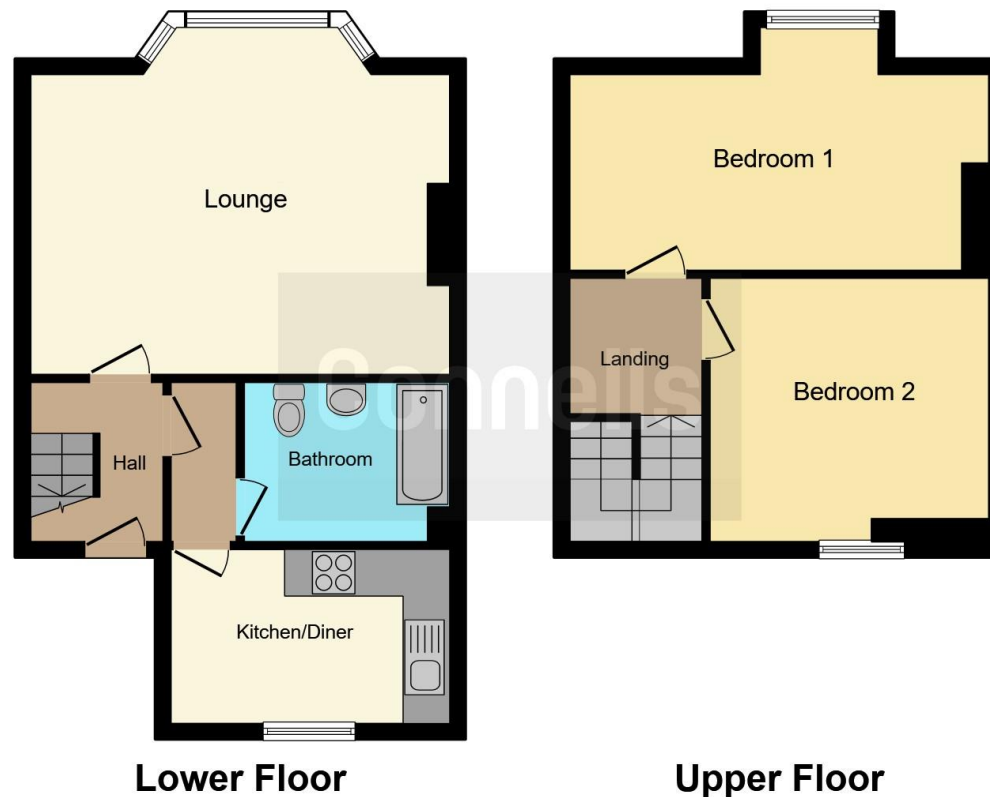












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01268 777 767**  
**E [rayleigh@connells.co.uk](mailto:rayleigh@connells.co.uk)**

113-115 High Street  
 RAYLEIGH SS6 7QA

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/RAY307840](http://connells.co.uk/Property/RAY307840)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 22 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: RAY307840 - 0005