



- LARGE FAMILY PROPERTY
- COURTYARD REAR GARDEN
- IDEAL INVESTMENT PROPERTY
- WALKING DISTANCE WESTCLIFF RAILWAY STATION

116 St. Helens Road, Westcliff-on-Sea, Essex , SS0 7LE

Offers In Excess Of £495,000

A rare opportunity has arisen to acquire this substantial family home which could make an ideal investment as the property is currently configured as individual rooms all with their own kitchenette. Alternatively the property could be converted back to provide a large family home.



Property Description

ENTRANCE HALL

Entrance door with a glazed panel leads to the spacious entrance hall. Stairs lead to the first floor. Storage heater.

SHOWER ROOM

Low level wc and a shower tray. Obscure window to the side. Extractor fan.

ROOM ONE GROUND FLOOR

Double glazed bay window to the front. Kitchen units at eye and base level with a work surface over. Single drainer stainless steel sink unit with a mixer tap and electric water heater. Wood effect flooring. Electric heater.

KITCHEN/UTILITY ROOM

With units at base level. Space and plumbing for a washing machine and tumble dryer. Single drainer stainless steel sink unit with a mixer tap over. Double glazed door and window to the side. Tiled floor.

KITCHEN

Units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Double glazed french doors lead to the rear garden. Feature fireplace. Wood effect flooring.

ROOM TWO

Double glazed window to the rear. Night storage heater.

ROOM THREE

Double glazed window to the rear. Single drainer stainless steel sink unit. Units at eye and base level Built in cupboard. Electric heater.





ROOM FOUR

Double glazed bay window to the front. Single drainer stainless steel sink unit with a mixer tap over and hot water heater. Electric heater.

ROOM FIVE

Double glazed window to the front. Space for a wardrobe.

ROOM SIX

Double glazed window to the side.

ROOM SEVEN

Double glazed window to the rear. Units at eye and base level. Single drainer stainless steel sink unit with a mixer tap over.

ROOM EIGHT

Skylight window to the front. Electric heater. Units at eye and base level. Electric heater. Single drainer stainless steel sink unit with a mixer tap and hot water heater. Large storage recess. Electric heater.

BATHROOM

Low level wc pedestal hand wash basin and a panelled bath with an electric shower over. Double glazed obscure window to the side. Extractor fan.

REAR GARDEN

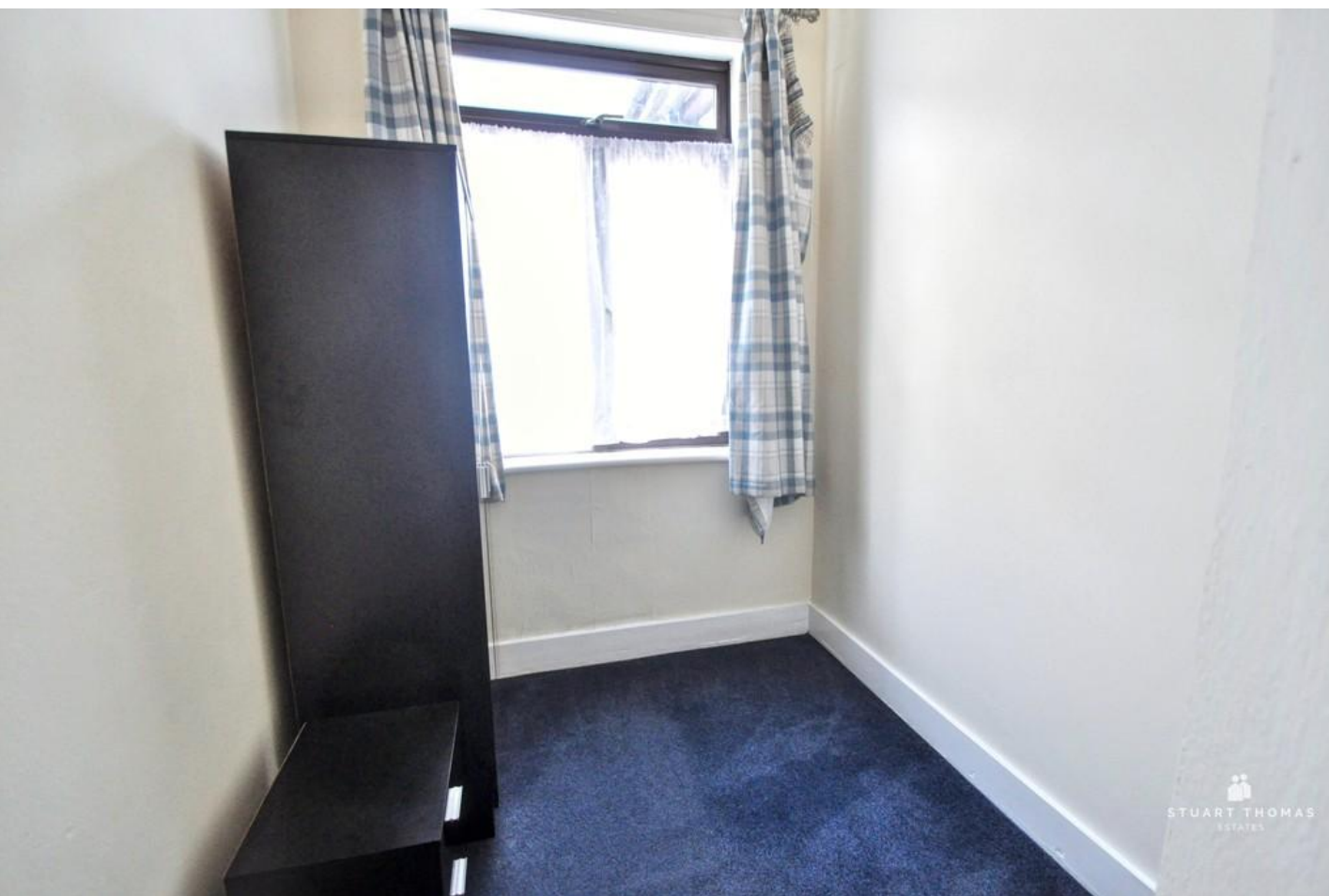
This courtyard style rear garden is mainly paved.

TENURE

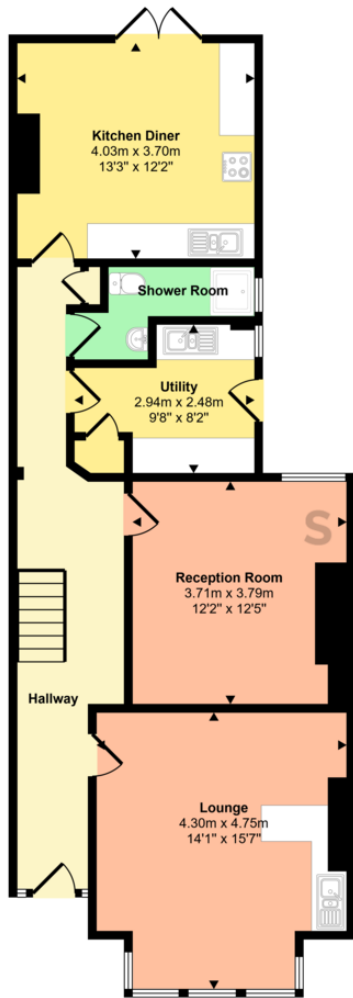
Freehold

Southend on Sea city Council

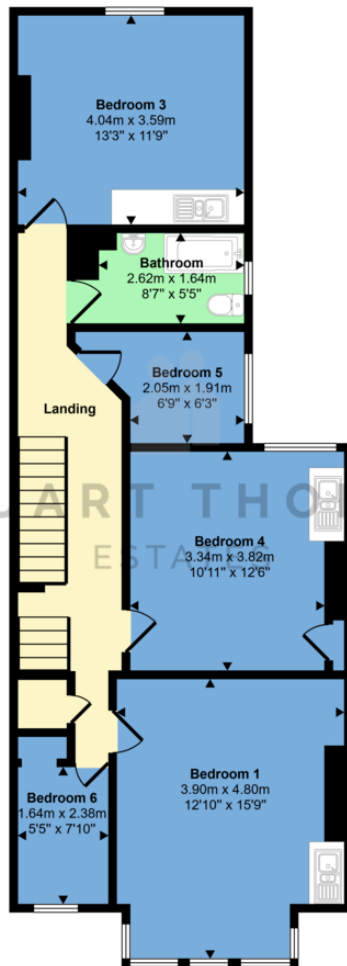
Council Tax band. C



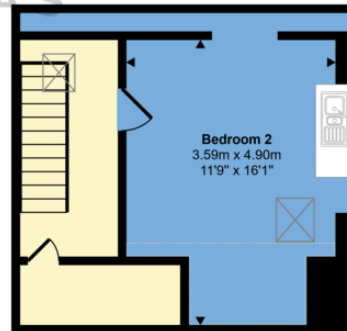
Approx Gross Internal Area
183 sq m / 1974 sq ft



Ground Floor



First Floor



Second Floor
Approx 30 sq m / 328 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	34 F	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements