



Anerley Road , Westcliff-on-Sea SS0 7HH

- GROUND FLOOR FLAT
- OFF ROAD PARKING (TWO PARKING SPACES)
- WALKING DISTANCE TO HAMLET COURT ROAD AND WESTCLIFF TRAIN STATION
- BRIGHT AND AIREY
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- WELL PRESENTED THROUGHOUT
- LONG LEASE

Guide Price £240,000 Leasehold



Location

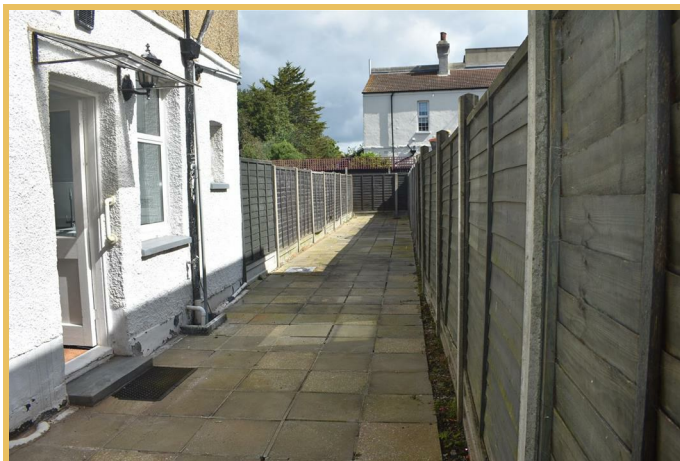
A well presented two double bedroom ground floor flat with fantastic accommodation throughout. The property is situated within Hamlet Court Road being a 5 minute walk away which has fantastic amenities that include shops, eateries, pubs and bars providing the upmost convenience. This is complimented with the short distance to Westcliff train station and the seafront.

The accommodation comprises of two double bedrooms, the main bedroom features a bay window while the second bedroom has a window to the garden.

The kitchen has granite style work surface, grey sheen units, ceramic hob and electric oven. Sink and drainer with chrome mixer tap. Ceiling fitted spotlights. Door onto the garden

The bathroom has a white suite with shower over bath. Hand basin with under storage white sheen unit. Spotlights with a separate w/c off of the bathroom.

Externally you have a private rear garden which measures around 50ft which is paved and low maintenance. To the front the property has parking for two cars.



HALLWAY**LOUNGE**

13'3" x 12'0"

KITCHEN

10'4" x 6'11"

BEDROOM ONE

13'0" x 11'0"

BEDROOM TWO

11'0" x 7'0"

BATHROOM**WC****GARDEN****OFF ROAD PARKING****TENURE**

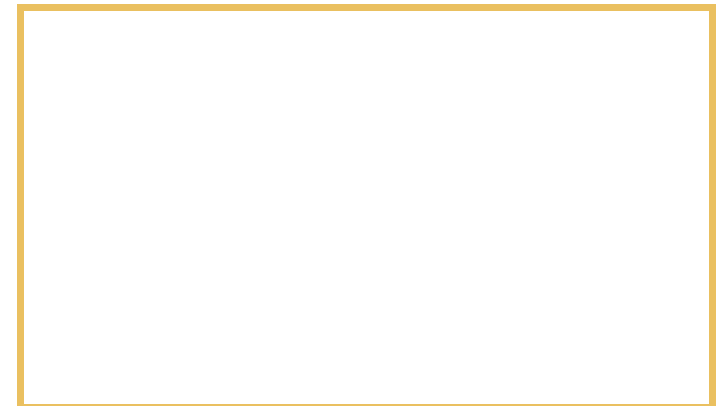
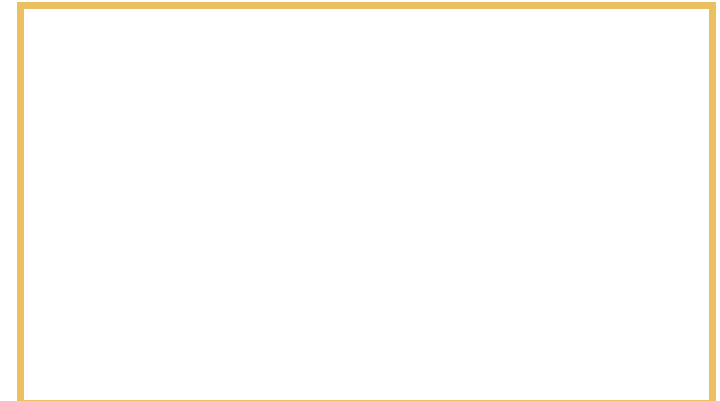
LEASE - 118 YEARS REMAINING

GROUND RENT - £200 PER ANNUM

EPC - E

COUNCIL TAX - B

• These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Local Authority **Southend on Sea Borough Council**
Council Tax Band **B**
EPC Rating **E**



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

