



# TO LET

## Manor Road, Westcliff-On-Sea SS0 7SE

£1,595 Per Month   Deposit Required - £1,840   Council Tax Band - E

- Two double bedrooms
- Seafront location
- Parking available
- Large lounge/diner
- Spacious living
- Private Balcony
- Lift to all floors
- Second floor
- Call to arrange viewing

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

Fabulous two bedroom second floor apartment, on the sea end of Manor Road. This property benefits from two double bedrooms both with built in storage, a modern bathroom and large lounge/diner and additional storage throughout. Private balcony from the bedroom and lounge with exceptional seafront views.

Offers elevated views across the Estuary, being just a short stroll down to the seafront and convenient for the rail station and amenities. This property benefits from parking, with additional visitor parking available, a lift to all floors and security phone entry system.



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 APPOINTMENT ONLY**