



# TO LET

## Southbourne Grove, Westcliff-On-Sea SS0 0AA

£1,300 PCM Deposit Required - £1,500 Council Tax Band - A

- Recently Refurbished Flat
- Modern Fitted Kitchen
- Large Spacious Living Room
- Fitted Venetian Blinds
- Fully Tiled Bathroom
- Brand New Carpets
- Short Stroll To Chalkwell Park
- Gas Central Heating (n/t)
- Call To Arrange A 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

**\*\* AVAILABLE NOW \*\*** Appointmoor have to offer this recently refurbished first floor flat in a sought after location close to Chalkwell Park and London Road. This property was recently fully refurbished and offers 2 double bedrooms. A stunning contemporary kitchen with grey gloss units. Spacious living room with beautiful modern fireplace. Fitted venetian blinds

throughout, the bathroom is fully tiled with the whole property being finished to a high standard. Viewing is highly recommended.



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			
		74	80
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 APPOINTMOOR ESTATES ONLY**