



FOR SALE

Station Road, Westcliff-On-Sea SS0 7RU

Offers In Excess Of £270,000 Leasehold Council Tax Band - B

- Perfect For First Time Buyers
- Three Bedroom Second Floor Apartment
- Renovated throughout
- Large Main Bedroom With Fitted Wardrobes
- Estuary Views
- Stones Throw From Westcliff Station
- Allocated Parking
- Situated Close To Local Amenties
- Long Lease Length
- Three Piece Bathroom Suite

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

SEAVIEWS

Welcome to Station Road in Westcliff-On-Sea, this beautifully renovated three-bedroom second-floor apartment offers a delightful living space with stunning estuary views. Boasting 969 sq ft, this property features one reception room, three cosy bedrooms, and a well-appointed bathroom and with parking available for one vehicle, convenience is at your doorstep

The location is unbeatable, being close to Westcliff on Sea station for easy commuting and surrounded by local amenities. Additionally, the Westcliff on Sea beach is just a

leisurely stroll away, offering a perfect retreat for those sunny days.

Don't miss out on this fantastic opportunity to own a piece of this vibrant seaside town. Book a viewing today and envision the endless possibilities this property holds for you!

Entrance

14'9" x 6'6" (4.50 x 2.00)

Wooden flooring, phone entry system, pendant lighting.

Lounge

16'4" x 14'9" (5.00 x 4.50)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Kitchen

12'1" x 8'2" (3.70 x 2.50)

Laminate flooring, double glazed window to rear aspect, base & wall units, solid wood worksurface incorporating sink & drainer, 4 point electric hob, integrated oven, integrated fridge/freezer, integrated wine cooler, partially tiled splashback, spotlight lighting.

Bedroom 1

16'4" x 13'1" (5.00 x 4.00)

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobes, pendant lighting.

Bedroom 2

13'9" x 8'2" (4.20 x 2.50)

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobes, pendant lighting.

Bedroom 3

13'9" x 6'6" (4.20 x 2.00)

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

Bathroom

12'1" x 6'6" (3.70 x 2.00)

Tiled flooring, partially tiled walls, heated towel rail, double glazed obscure window to rear aspect, walk in shower cubicle, hand basin, W/C, spotlight lighting.

Tenure

Leasehold

157 years remaining

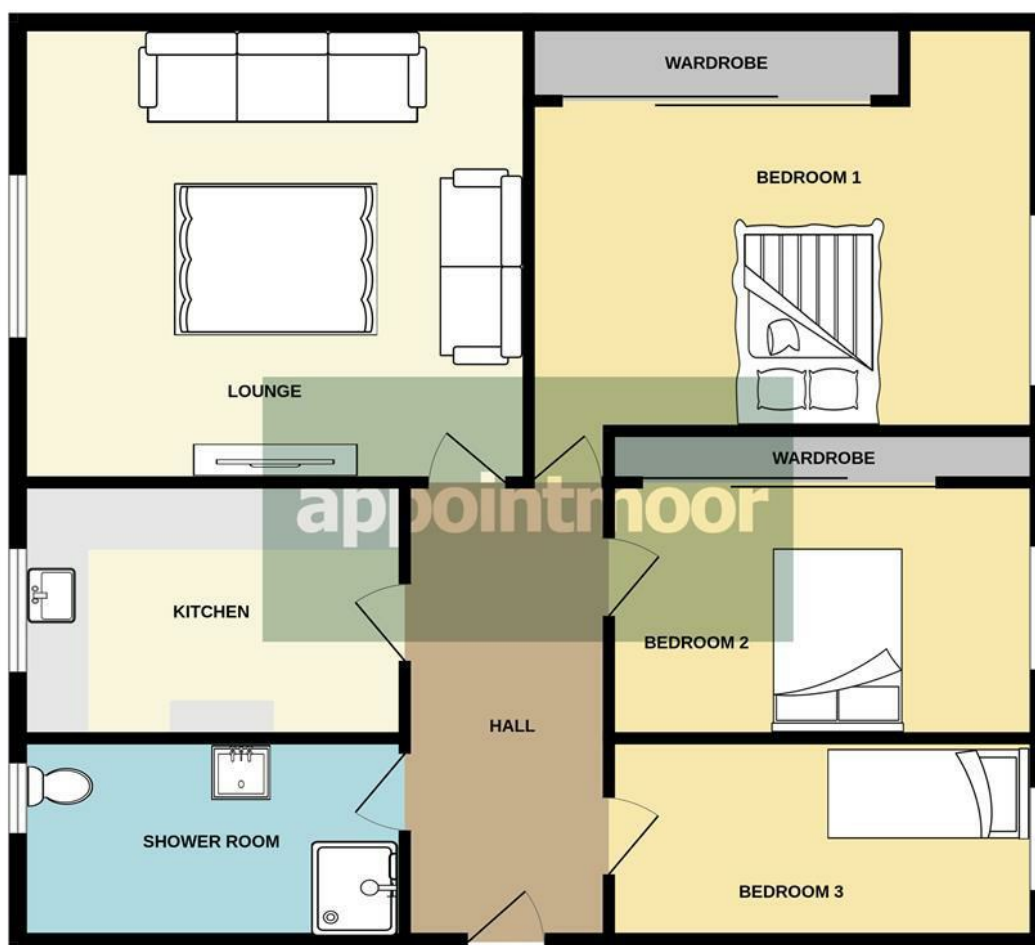
Vendor has advised us on the below charges:

Service Charge - £1200.00 Per Annum

Ground Rent - £20.00 Per Annum



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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