

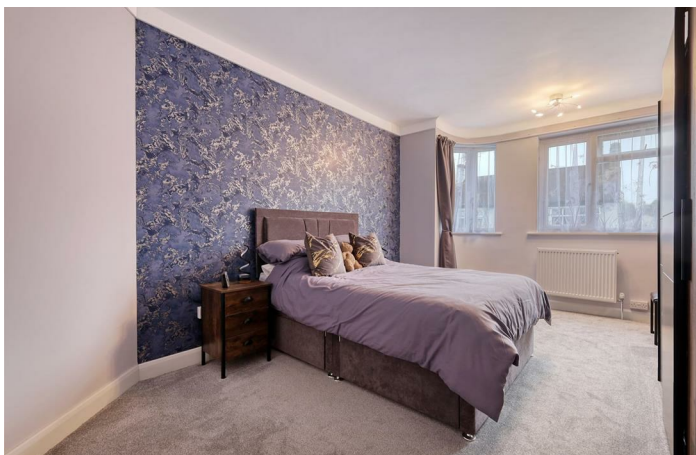


St. Johns Road Westcliff-on-Sea

Guide Price £280,000 Freehold

- FIRST FLOOR FLAT
- ENTIRE FREEHOLD
- REAR GARDEN
- WALKING DISTANCE TO WESTCLIFF TRAIN STATION AND HAMLET COURT ROAD
- TWO BEDROOMS
- DOUBLE WIDTH GARAGE
- NEW MODERN KITCHEN
- ART DECO STYLE BUILDING





****£280,000 - £300,000****

Situated just off of Hamlet Court Road is this 1930's Art Deco style purpose built first floor flat. Featuring two double bedrooms, a lovely modern kitchen, a cosy living room and a fitted three piece bathroom.

The property has the unbelievable benefit of the entire freehold, a double garage, and a lovely rear garden.

Situated in a fantastic position in the popular St. Johns Road, within walking distance to Hamlet Court Road and all its amenities, Westcliff train station as well as the seafront. This makes great convenience for a future buyer.

The entry is firstly through a communal door which allows access to a staircase that brings you to the first floor and therefore private front door.

All rooms flow directly off of the tiled hallway. To the front of the property you have the master bedroom and the living room. The rear of the property features the recently installed contemporary kitchen featuring grey gloss kitchen units both wall-mounted and base level, the kitchen also has a Juliet balcony door. The second bedroom can also be found at the rear. Lastly the flat presents a lovely fully tiled bathroom with bathtub, wash hand basin and a low level wc.

Externally you will find a lovely garden that has been recently resurfaced with artificial grass, a double length garage is also found at the end of the driveway to the side.

HALLWAY

BEDROOM ONE

16'11" x 10'10"

BEDROOM TWO

11'2" x 9'6"

LOUNGE

16'11" x 11'2"

KITCHEN/BREAKFAST ROOM

14'4" x 10'10"

BATHROOM

GARDEN

GARAGE

TENURE

FULL FREEHOLD

COUNCIL TAX - B

EPC - TBC

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.

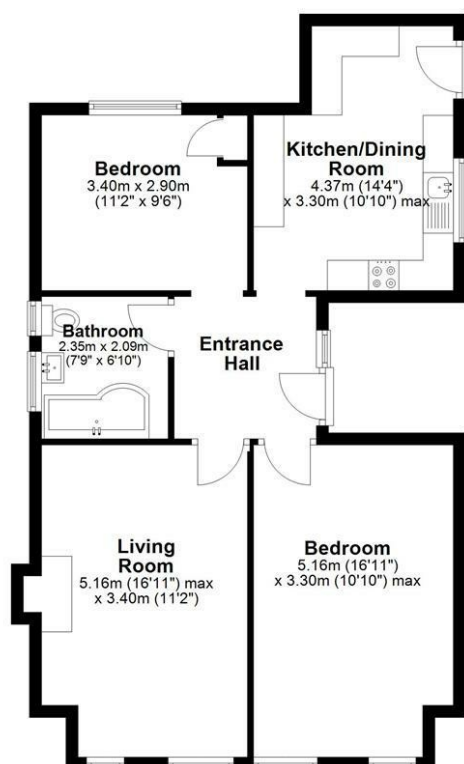


Local Authority **Southend on Sea Borough**
Council
Council Tax Band **B**
EPC Rating



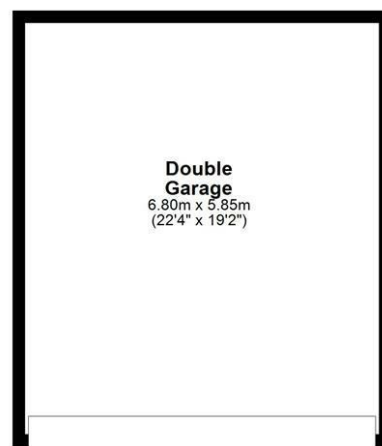
First Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



Outbuilding

Approx. 39.8 sq. metres (428.2 sq. feet)



Total area: approx. 108.6 sq. metres (1169.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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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.