



**CANEWDON ROAD**  
**WESTCLIFF-ON-SEA, SS0 7HD**

**OFFERS IN EXCESS OF £150,000**  
**LEASEHOLD**

\* AVAILABLE TO BUY TO LET INVESTORS \* SOLD WITH TENANT IN SITU PAYING £995PCM \*  
BOASTING A LONG REMAINING LEASE, COMMUNAL PARKING, A COMMUNAL GARDEN AND A  
CONVENIENT LOCATION CLOSE TO AMENITIES AND TRAVEL LINKS INTO CENTRAL LONDON.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Well presented one bedroom ground floor flat
- Communal off-street parking
- Long remaining lease term
- Communal garden
- Close proximity of Westcliff Train Station for direct access into Central London
- Short stroll of the vibrant Hamlet Court Road for shops and restaurants
- Positioned in a characterful period building
- Large bedroom with built in storage
- Well presented interiors
- Available to buy to let investors only



Perfectly located in a convenient location in Westcliff-on-Sea, just moments from Westcliff Train Station for access to London is this delightful one bedroom ground floor flat. The seafront is within easy reach, offering inspiring views and amenities, whilst further shops and eateries are close by on vibrant Hamlet Court Road. Also within the area are local parks as well as further travel links including the A127, bus routes and London Southend Airport.

Internally the property is spacious and well presented, offering a large lounge/diner, a fitted kitchen area, one sizeable double bedroom with built-in storage and a large family bathroom. Externally, there is communal off-street parking available, as well as a communal garden.

**One bedroom ground-floor flat**

**Lounge/diner**

**Open plan kitchen area**

**Bedroom**

**Family bathroom**

**Communal off-street parking**

**Communal garden**

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### ADDITIONAL INFORMATION

**Local Authority** – Southend Borough Council

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq ft. (45.7 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix 7.0(21)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		46	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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