



**HAIR & SON**  
THE ESTATE OFFICE

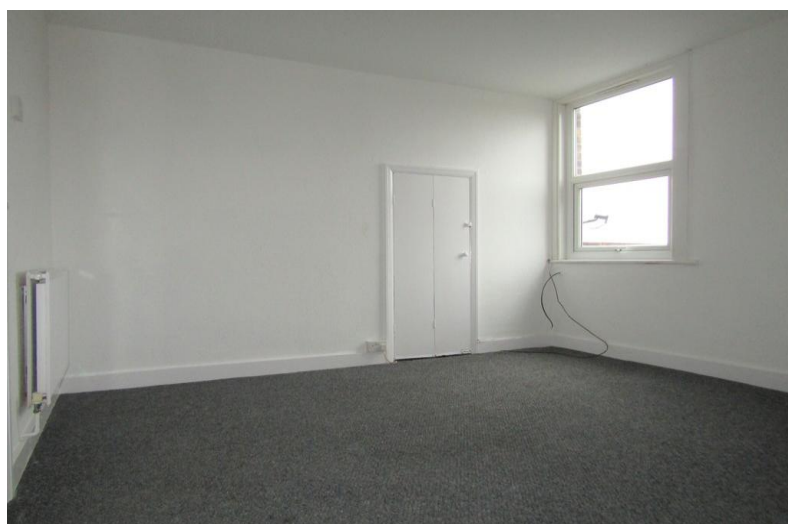
**London Road**

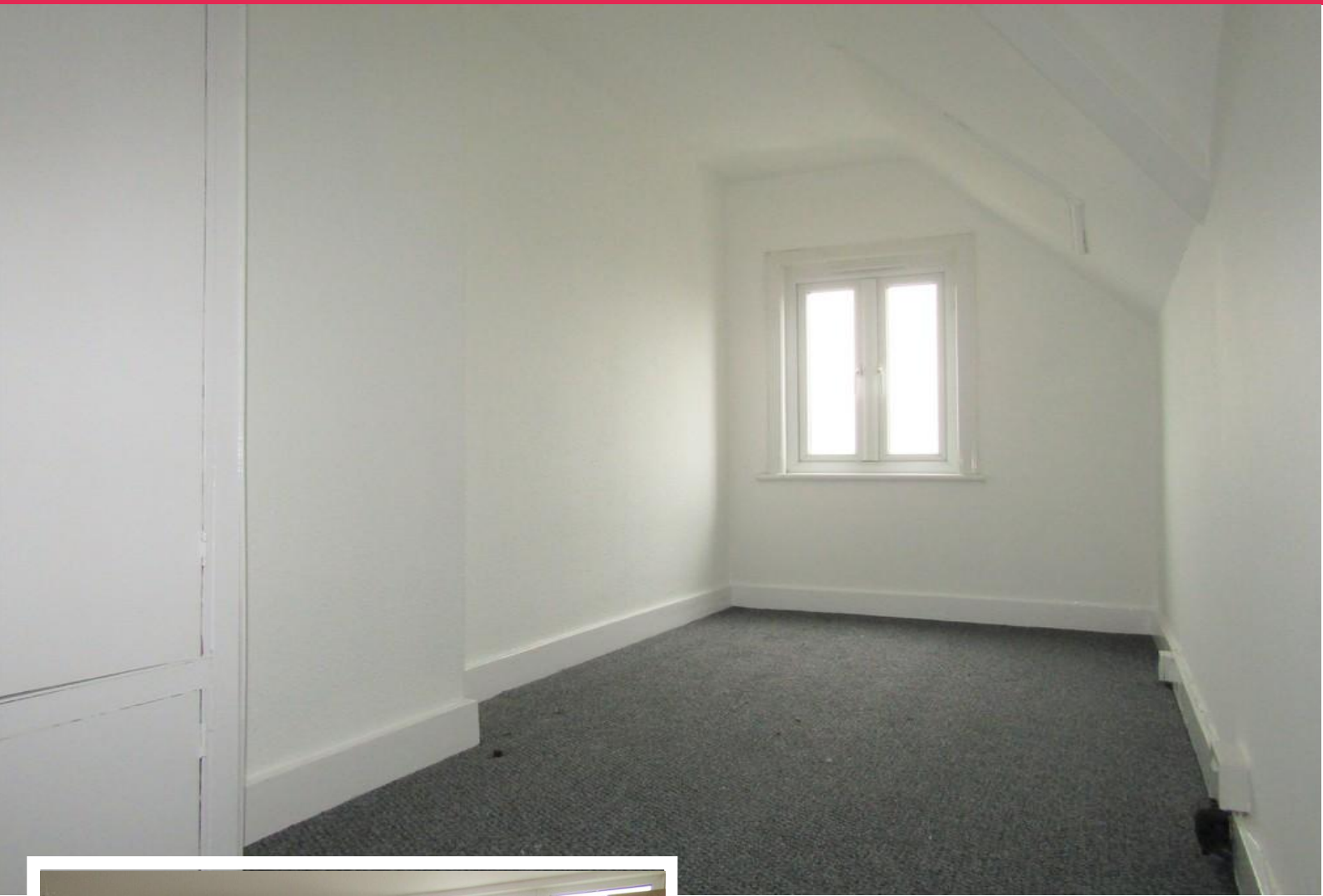
WESTCLIFF-ON-SEA, SS0 9HW

- REFURBISHED THIRD FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- SPACIOUS KITCHEN/DINER

**£600 pcm**

Refurbished ONE BEDROOM third floor flat comprising lounge, spacious kitchen/diner, white three piece bathroom and an external flat roof area. New carpet to be laid to the stairs/landing and bedroom. Vinyl to be laid to the kitchen and bathroom. Double glazing and gas central heating throughout. Working applicants only. No DSS/top ups. No Pets.





#### **APPROACH**

Via street door leading into communal stairwell leading to third floor with front door to hallway.

#### **HALLWAY**

Redecorated with new carpet. Access to loft through hatch. Entry phone system. Smoke alarm. Power points. Doors leading to all rooms.

#### **LOUNGE**

13' 09" x 12' 05" (4.19m x 3.78m) Redecorated. uPVC double glazed window to side. Radiator. Fire surround. Built in storage cupboard. Large eaves storage cupboard to front. Power points. TV point. Telephone point.

#### **BEDROOM**

14' 01" x 6' 0" (4.29m x 1.83m) Redecorated with a new carpet. uPVC double glazed window to front. Radiator to side. Built in wardrobes. Power points. Telephone point.





### **KITCHEN/DINER**

16' 03" x 8' 10" (4.95m x 2.69m) Ground and wall mounted units with an inbuilt stainless steel sink. Wall mounted combi boiler. Radiator to side. Space for gas cooker. Plumbing for washing machine. Power points. New vinyl to floor. uPVC double glazed window and door to rear leading onto flat roof.

### **BATHROOM/WC**

7' 01" x 6' 08" (2.16m x 2.03m) White three piece suite with panelled bath, pedestal wash hand basin and low flush W.C. Part tiled to walls. uPVC sky light window. Radiator to front. Shelving to side.



### **FLAT ROOF AREA**

20' 0" x 12' 0" (6.1m x 3.66m) Large flat roof area with fire escape down to ground level. Storage shed. Views over the surrounding area.

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.



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