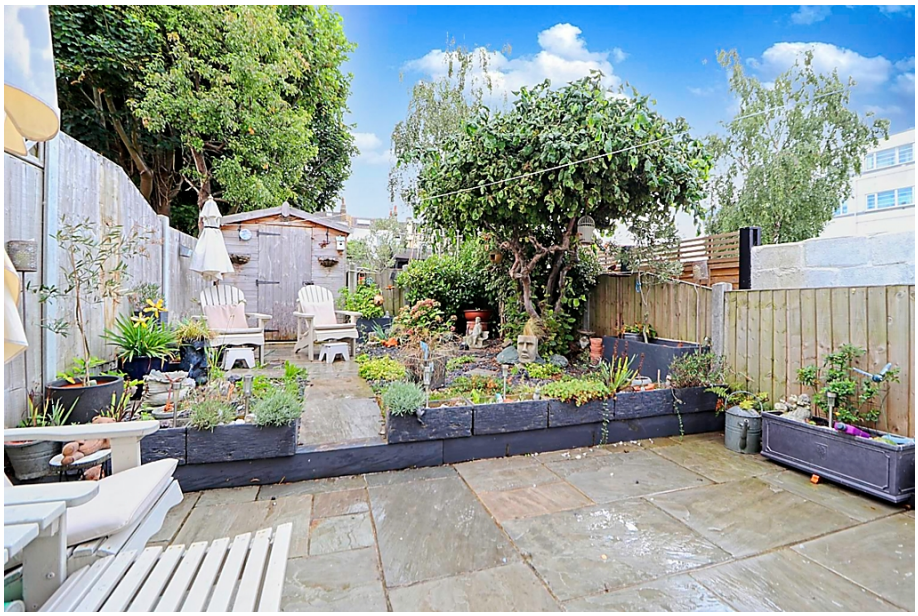
MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Seaforth Road, Westcliff-On-Sea







Morgan Brookes believes – This stunning two-bedroom ground floor flat in the heart of Westcliff-on-Sea is perfect for commuters and professional tenants. Offering amazing estuary views, a private rear garden, off-street parking, and being ideally situated just 0.1 miles from Westcliff Mainline Station, 0.2 miles from Hamlet Court Road, and 0.7 miles from Chalkwell Beach. Inside, the home boasts a bright dining room, a modern kitchen with breakfast bar, a spacious open-plan living room with French doors to the garden, and two well-proportioned bedrooms.

Key Features

- Two Bedroom Ground Floor Flat.
- Flexible Availability Date.
- Private Rear Garden.
- Parking for One Vehicle.
- Less than 0.2 Miles to Hamlet Court Road.
- Less than 0.7 Miles to Chalkwell Beach.
- Less than 0.1 Miles to Westcliff Mainline Station.

Monthly Rental Of £1,600

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morganbrookes.co.uk

Seaforth Road, Westcliff-On-Sea

Communal Entrance
Obscure wood panelled door leading to:

Communal Hallway
11' 1'' x 3' 3'' (3.38m x 0.99m)
Tiled flooring, coving to ceiling, obscure wood panelled door leading to:

Private Hall
28' 0'' x 5' 7'' nt 3' 1'' (8.53m x 1.70m nt 0.94m)
Smooth ceiling incorporating downlights, dado rail, carpet flooring, doors leading to bedrooms, opens to:

Dining Room
13' 8'' x 9' 11'' (4.16m x 3.02m)
Double glazed bay window to side aspect, feature rad, smooth ceiling incorporating down lights, door leading to:

Kitchen
11' 2'' x 11' 0'' (3.40m x 3.35m)
Obscure double glazed window to side aspect, fitted with a range of base & wall mounted units, space for plumbing & appliances, roll top work surface incorporating sink & drainer, breakfast bar, smooth ceiling incorporating downlights, built in storage cupboard with combi boiler, opens to:

Living Room
13' 9'' x 12' 0'' (4.19m x 3.65m)
Double glazed window to rear aspect, double glazed french doors leading to garden, radiator, built in storage cupboard, smooth ceiling, carpet flooring.

Bedroom One
14' 4'' x 11' 9'' (4.37m x 3.58m)
Double glazed window to rear aspect, feature fireplace, radiator, picture rail, coving to ceiling, carpet flooring.

Bedroom Two
11' 4'' x 9' 6'' (3.45m x 2.89m)
Double glazed window to rear aspect, feature fireplace, radiator, picture rail, smooth ceiling, carpet flooring.

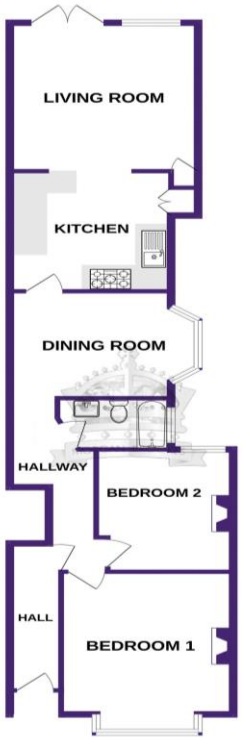
Bathroom
7' 6'' x 4' 9'' (2.28m x 1.45m)
Panelled bath with raised shower system over, shower screen, vanity hand basin, low level wc, stainless steel towel rail, fitted units, composite tiles, smooth ceiling incorporating downlights,

Garden
Paved seating area, path to rear, raised flower beds, shed to remain, hot & cold water taps, electric meters, seating area.

Front of Property
Off street parking for one vehicle.

Additional Information
Deposit £1,846.15
Holding Deposit £369.23
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast
Tenancy Type: Assured Periodic Tenancy
EPC Rating: C
Restrictions: No smoking permitted inside the property.

In accordance with the Estate Agency Act 1979, we would advise that the landlord is associated with Morgan Brookes Estate Agents.



Local Authority Information
Southend-on-Sea City Council
Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of £1,600

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.