



### Westcliff-On-Sea, £225,000, One Bed Upper Floor Flat

**WOW...** Very **LARGE** One Bedroom First Floor Flat situated in Walking Distance of The Sea,  
Two Train Stations to London, Hamlet Court Road and Southend High St.

18ft 7 Lounge / Dining Room, **NEW** Fitted Kitchen / Breakfast Room.

Good Size Double Bedroom, Hall with Built in Wardrobes and Multi-Jet Bath

**Council Tax Band: A EPC Rating: C Tenure: Leasehold**

**Service Charge: Zero Buildings Ins: £282.13pa Length of Lease: 127ys**



**ESSEX GUILD HOMES**

WE VALUE PEOPLE, NOT JUST PROPERTY

Westcliff-on-Sea, Essex, SS0 7PP

LARGE ONE BEDROOM FIRST FLOOR FLAT / NO CHAIN

NEW FITTED KITCHEN / BREAKFAST ROOM

GATED SECURE COMMUNAL GARDENS

PARKING (FIRST COME ~ FIRST TO PARK) JUST 5 FLATS  
AND ONE RESIDENT DOESN'T DRIVE !

LONG LEASE APPROX 127YRS / NO SERVICE CHARGE /  
GROUND RENT JUST £50 pa

IN A ROAD OF PERIOD PROPERTIES

BATHROOM WITH MULTI-JET BATH AND SHOWER OVER

INNER HALLWAY WITH BUILT-IN WARDROBES

CLOSE TO C2C STATIONS / HAMLET CT ROAD / \* FEW MINS DRIVE \* TO  
LEIGH BROADWAY & THE LEIGH BROADWAY & LEIGH WATERFRONT

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General Notes:

Energy Performance Rating: C

Council Tax Band: A

Inspected By: Thomas Devlin-James

**Disclaimer:** The measurements indicated are supplied for guidance only,  
potential buyers are advised to re-check the measurements before committing  
to any expense.

Rooms:

**Lounge / Dining Room**

18' 7" x 13' 10" (5.66m x 4.21m)

**Kitchen / Breakfast Room**

12' 3" x 12' (3.73m x 3.65m)

**Inner Hallway** with Wardrobes

**Bedroom**

13' 11" x 11' (4.24m x 3.35m)

**Bathroom** with Multi-Jet Bath

7' 10" x 4' 10" (2.39m x 1.47m)

**Communal Parking** "First Come, First Served"

Visitor Permits available to purchase from Southend Council

**Communal Gardens**

**Intercom Door Entry Phone System**

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**Heating:** Via Gas Boiler and Radiators

**Electricity:** Mains

**Gas:** Mains

**Water and Sewerage:** Mains

**Construction:** Standard Brick Built

**Mobile Connection:** Good 4G & 5G Connections

**Broadband:** Standard to Ultrafast





First Floor



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