



**HAIR & SON**  
THE ESTATE OFFICE

## Anerley Road

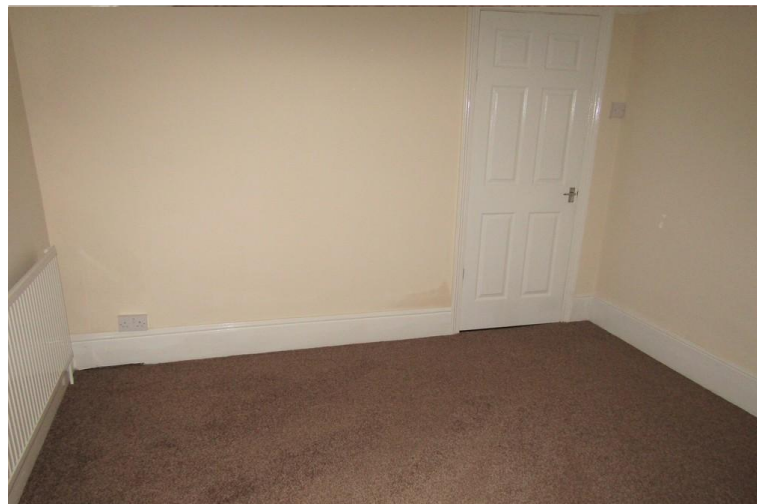
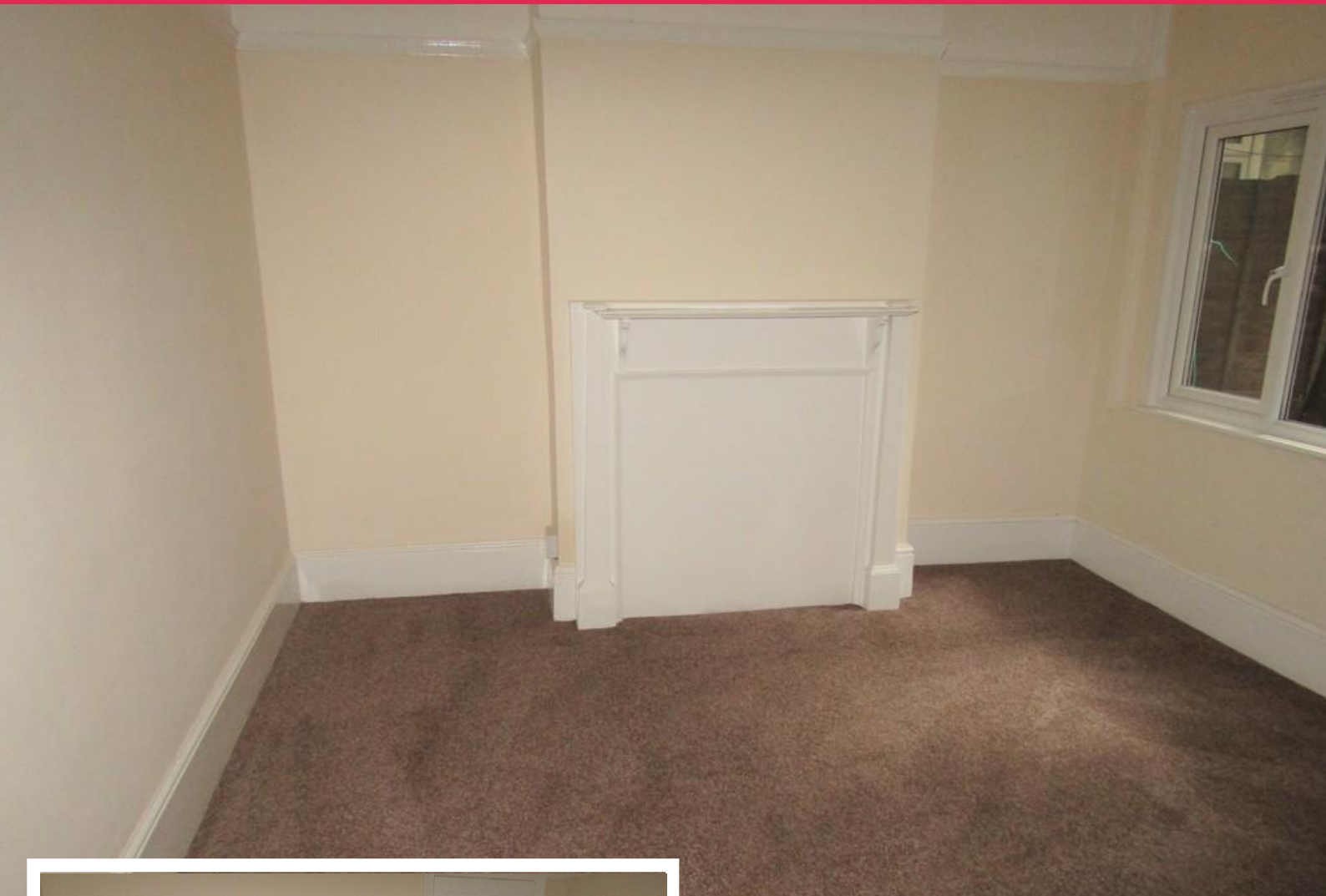
, WESTCLIFF-ON-SEA, SS0 7HJ

### £700 pcm

Newly refurbished TWO BEDROOM ground floor flat, one double and one cot room. Large lounge, kitchen and utility area. Bathroom with shower over bath. Garden. Great location close to transport and local shops. No pets. No DSS. View now!

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- COT ROOM
- LARGE LOUNGE





Newly refurbished TWO BEDROOM ground floor flat, one double and one cot room. Large lounge, kitchen and utility area. Bathroom with shower over bath. Shared rear garden. Great location close to transport and local shops. No pets. No DSS. View now!

Communal street door. Door to flat in communal hallway.

#### **HALLWAY**

Under stairs cupboard housing meters. Airing cupboard. Radiator.

#### **LOUNGE**

14' 8" x 13' 1" (4.47m x 3.99m) UPVC double glazed square bay window to front. Telephone and television points. Radiator.

#### **BEDROOM**

12' 3" x 11' 4" (3.73m x 3.45m) UPVC double glazed window to rear. Radiator.

#### **BEDROOM**

7' 1" x 6' 4" (2.16m x 1.93m) Cot room. UPVC double glazed window to side. Radiator.

#### **KITCHEN**

11' 8" x 11' 3" (3.56m x 3.43m) UPVC double glazed window to side and doors to rear leading to garden. Range of low and eye level units. Under counter space for fridge/freezer. Space for oven.



#### **UTILITY ROOM**

4' 9" x 6' 7" (1.45m x 2.01m) UPVC double glazed window to side. Stainless steel sink and drainer. Plumbing for washing machine.

#### **BATHROOM**

UPVC obscure double glazed window to side. Modern white three piece suite comprising of panelled bath with shower attachment, pedestal wash hand basin and low flush WC. Radiator.

#### **GARDEN**

Shared rear garden.

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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