



## Westcliff Avenue

Westcliff-on-Sea

- SHARE OF FREEHOLD
- CLOSE TO SEAFRONT
- GARDEN SPACE
- TWO BEDROOMS



**£220,000**

**\*\*NO ONWARD CHAIN\*\* \*\*SHARE OF FREEHOLD\*\*** Hair & Son are delighted to bring to the market this extremely well located two bedroom first floor flat within a stones throw away from the seafront, also located in a short distance to Southend town centre and all its amenities.





#### **AGENTS NOTES.**

Hair & Son are delighted to bring to the market this extremely well located two bedroom first floor flat within a stones throw away from the beach, seafront, Cliffs Pavilion and within a short distance to Southend town centre with all its amenities. Equally you are only a nine minute walk from Westcliff train station with direct links to London Fenchurch Street.

Internally the property comprises of two bedrooms, a large living room, a three piece bathroom as well as kitchen space which includes a Neff extractor fan and hob, a built in Indesit oven, space for white goods such as a washing machine, tumble dryer and a dishwasher as well as plenty of worktop space. The kitchen then transitions in to the dining space which provides a good blend of comfort and convenience and is complimented with an abundance of natural light and this is where you will find the back door that takes you down to your section of the rear garden.

This property also has the added benefit of having a 50%



Share of the freehold and having no onward chain. Furthermore, the property has gas central heating and double glazing throughout the flat.

#### **HALLWAY**

#### **KITCHEN/DINER**

18' 2" x 12' 0" (5.54m x 3.66m)

#### **BATHROOM**

7' 2" x 4' 4" (2.18m x 1.32m)

#### **BEDROOM ONE**

14' 0" x 11' 1" (4.27m x 3.38m)

#### **BEDROOM TWO**

9' 4" x 6' 8" (2.84m x 2.03m)

#### **LIVING ROOM**

15' 2" x 11' 7" (4.62m x 3.53m)

#### **GARDEN**

#### **TENURE.**

50% SHARE OF THE FREEHOLD  
LEASE - 100 YEARS REMAINING  
TAX BAND - B



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.

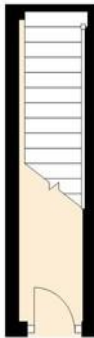
### First Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



### Ground Floor

Approx. 3.8 sq. metres (40.4 sq. feet)



Total area: approx. 67.5 sq. metres (726.3 sq. feet)

Regulated by RICS

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