



Retreat Road

Westcliff-on-Sea

- TWO BEDROOM GROUND FLOOR FLAT
- REAR GARDEN
- PERMIT PARKING
- IN NEED OF MODERNISATION



£200,000

****No Onward chain** **Cash Buyers Only**** Hair & Son are pleased to present this two bedroom ground floor flat with a lovely rear garden located in a good central location, the property is ideally situated for access to Westcliff mainline railway station and all local amenities of Hamlet Court Road.





Hair & Son are pleased to present this two bedroom ground floor flat with a front garden and a lovely rear garden located in a good central location. The property is ideally situated for access to Westdiff mainline railway station with regular services to London Fenchurch Street, the many shops, bars, cafes and restaurants of Hamlet Court Road and is within easy access of the seafront.

The property comprises of two double bedrooms of which the one to the front has a feature bay fronted window, a living room/dining space, a fitted kitchen with ample cupboard space which also has access out to the rear garden, finally you have the good sized family bathroom with a three pieced suite. The property is in need of modernisation throughout, but does present a great opportunity with lots of potential and scope.

With 63 years remaining on the lease, we are looking for cash buyers only.

Offered to the market with vacant possession and therefore no onward chain.



FRONT GARDEN

HALLWAY

20' 0" x 2' 7" (6.1m x 0.79m)

BEDROOM ONE

16' 0" x 12' 6" (4.88m x 3.81m)

BEDROOM TWO

12' 9" x 10' 0" (3.89m x 3.05m)

LIVING ROOM/DINING

11' 9" x 11' 3" (3.58m x 3.43m)

KITCHEN

11' 10" x 7' 5" (3.61m x 2.26m)

BATHROOM

10' 9" x 4' 10" (3.28m x 1.47m)

REAR GARDEN

TENURE

Lease - 63 Years remaining.

Service Charge £1000 per annum.

Ground Rent £250 per annum.

Council Tax Band A.

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.



Ground Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)

Regulated by RICS

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