



London Road

Westcliff-on-Sea

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- SOUTH FACING BALCONY



£225,000

****NO ONWARD CHAIN**** Hair & Son are delighted to market this top floor two bedroom apartment that has been refurbished to a immaculate standard throughout and offers stunning views towards the estuary, an internal viewing is highly recommended.





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Upon entry you are welcomed in to a bright and airy entrance hallway which connects to the adjoining rooms, the first of which is a brand new modern kitchen with a built in oven, ceramic hob and extractor fan hood above. Presented with a glossy finish and laminate flooring.

Further down the hall you have two double bedrooms with carpet laid to floor, smooth ceilings and newly painted walls with views towards the estuary.

The luxury bathroom is fitted with a bathtub with a rainfall and shower hand held attachment, as well as a vanity unit with wash hand basin, and a low level w/c.

The last room to feature is the large living room / dining area which measures 20'8 x 9'8 and features the private



south facing balcony with views towards the estuary and bowling greens which is a perfect space for a table and chairs.

Chalkwell Lodge is a secure gate development with the benefit of communal parking, as well as lift service. Located on London Road the property is extremely well located for amenities including shops and restaurants. It is also close by to Westcliff Station which has direct links to London Fenchurch Street.

The property comes to the market with vacant possession and therefore no onward chain.

ENTRANCE HALL

KITCHEN

9' 3" x 8' 5" (2.82m x 2.57m)

BEDROOM ONE

15' 2" x 9' 3" (4.62m x 2.82m)

BEDROOM TWO

12' 0" x 8' 9" (3.66m x 2.67m)

LOUNGE/DINER

20' 8" x 9' 8" (6.3m x 2.95m)

BATHROOM

SOUTH FACING BALCONY

TENURE

Lease - 137 Years remaining

Service Charge - £2000 per annum

Ground Rent - £10 per annum

Council Tax Band B Southend Council

EPC Rating C

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.

Fourth Floor

Approx. 59.9 sq. metres (645.3 sq. feet)



Total area: approx. 59.9 sq. metres (645.3 sq. feet)

Regulated by RICS

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