



London Road
Westcliff-on-Sea

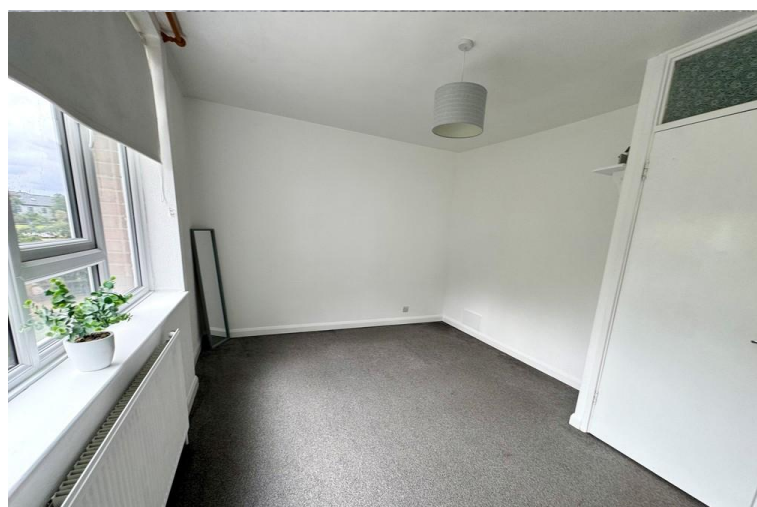
- GROUND FLOOR MAISONETTE
- TWO BEDROOMS
- VERY WELL PRESENTED
- PERFECT FOR FIRST TIME BUYER OR INVESTORS



Guide Price £190,000

A very well presented two bedroom ground floor maisonette, situated in the popular Chalkwell Lodge complex.





A ground floor maisonette that has its own front, and of course spans across two floors. The apartment has been presented to a very good standard throughout and is ready for a buyer to move straight in to.

This property would be ideal for those looking to get on to the property ladder or for a ready made investment purchase.

As you enter the property you are welcomed in to a spacious hall that allows for easy navigation around the ground floor. The fitted kitchen is well designed and has a range of base and eye level units. To the rear of the ground floor the property has a very spacious living room that backs on to the communal gardens.

The first floor has two well proportioned bedrooms, and a stylish family bathroom.

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.

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

HALLWAY

15' 10" x 5' 10" (4.83m x 1.78m)

KITCHEN

11' 4" x 7' 9" (3.45m x 2.36m)

LOUNGE

14' 2" x 13' 11" (4.32m x 4.24m)

LANDING

11' 2" x 5' 4" (3.4m x 1.63m)

BEDROOM ONE

14' 2" x 10' 5" (4.32m x 3.18m)

BEDROOM TWO

14' 2" x 8' 5" (4.32m x 2.57m)



BATHROOM

8' 8" x 5' 4" (2.64m x 1.63m)



TENURE

LEASE - 137 YEARS REMAINING

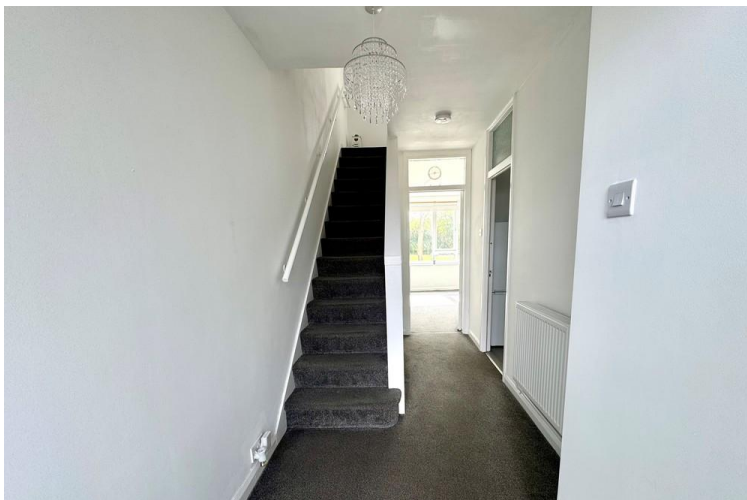
SERVICE CHARGE - £2074.20 PER ANNUM (INC WATER & BUILDINGS INSURANCE)

GROUND RENT - £15.75 PER ANNUM

EPC RATING - C

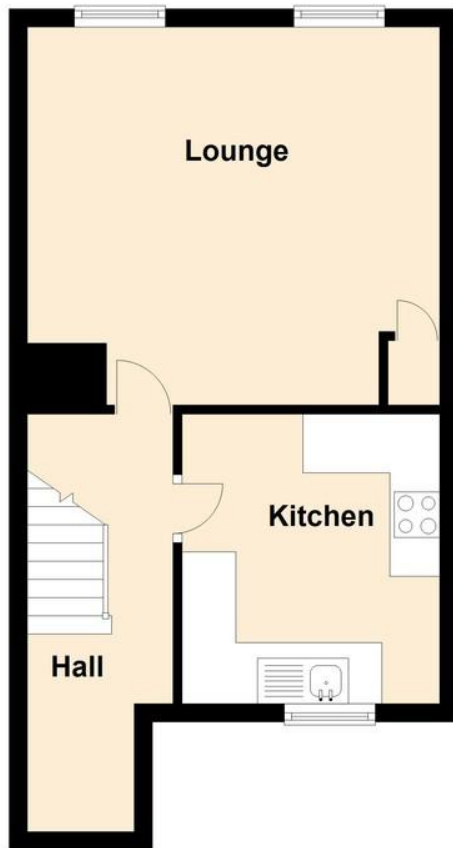
COUNCIL TAX BAND - B (SOUTHEND-ON-SEA)

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.



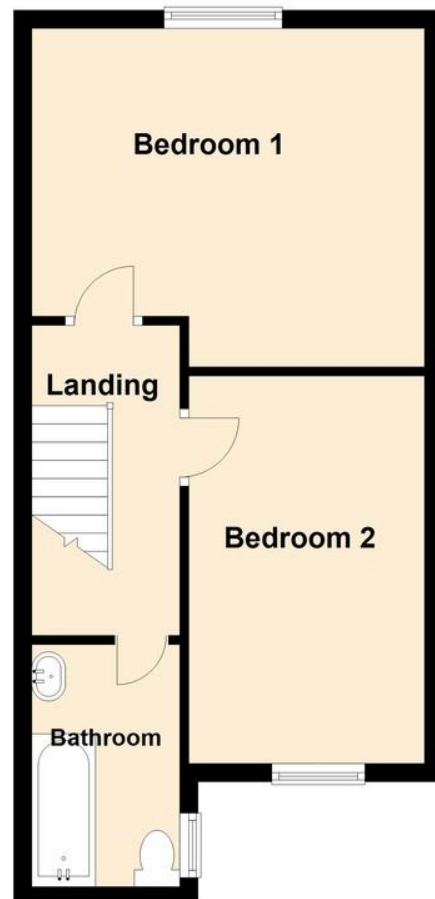
Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.8 sq. feet)

Regulated by RICS

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