



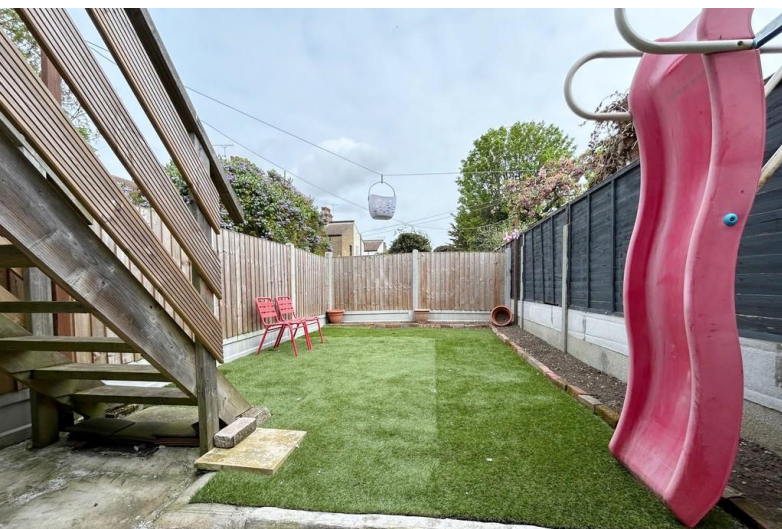
42/42A Anerley Road

Westcliff-on-Sea

Auction Guide Price £290,000

FOR SALE BY PUBLIC AUCTION ON THURSDAY 14TH MAY 2026 AT 3.00PM **FEES APPLY**

This Freehold building is currently arranged as two self-contained flats. Both are currently let and producing a total rental income of £2,000pcm (£24,000pa). Located within easy access of Westcliff-on-Sea railway station and Hamlet Court Road. The property further benefits from off-road parking and a private rear garden split between the two flats.





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ACCOMMODATION

Ground Floor:

Lounge: 12'8 x 11'4 > 10'1

Kitchen: 10' x 6'8

Bedroom One: 14'1 into bay x 14'2 max

Bedroom Two: 12' max x 7'2 plus 7' max > 5'8

Bathroom/w.c.

Externally:

Off-Road Parking and Garden



First Floor:
Lounge@ 14'1 into bay x 13'3 max
Kitchen: 10'2 x 9'1 not inc recess
Bedroom One: 12' x 11'2
Bedroom Two: 8'3 x 7'3
Bedroom Three: 7'6 x 5'8
Bathroom and separate w.c.
Externally:
Off-Road Parking and Garden

TENANCY

We understand that both flats are currently let under Assured Shorthold Tenancy agreements.

TENURE

Freehold

ENERGY PERFORMANCE RATING

42 - C

42A - C

RENT RESERVED

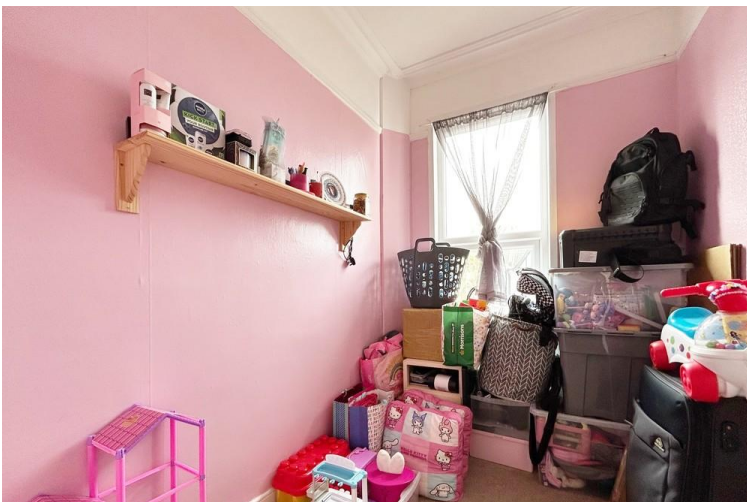
We are informed that each flat is currently let at a rent of £1,000pcm (£12,000 per annum) thus producing a combined rental income of £24,000 per annum.

NB:

The property is subject to a Selective Licensing Scheme run by Southend-on-Sea City Council, Please visit their website or call them on 01702 212220 for further details.

VIEWING

Strictly by appointment with the Auctioneers.



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