



51/51A Hainault Avenue

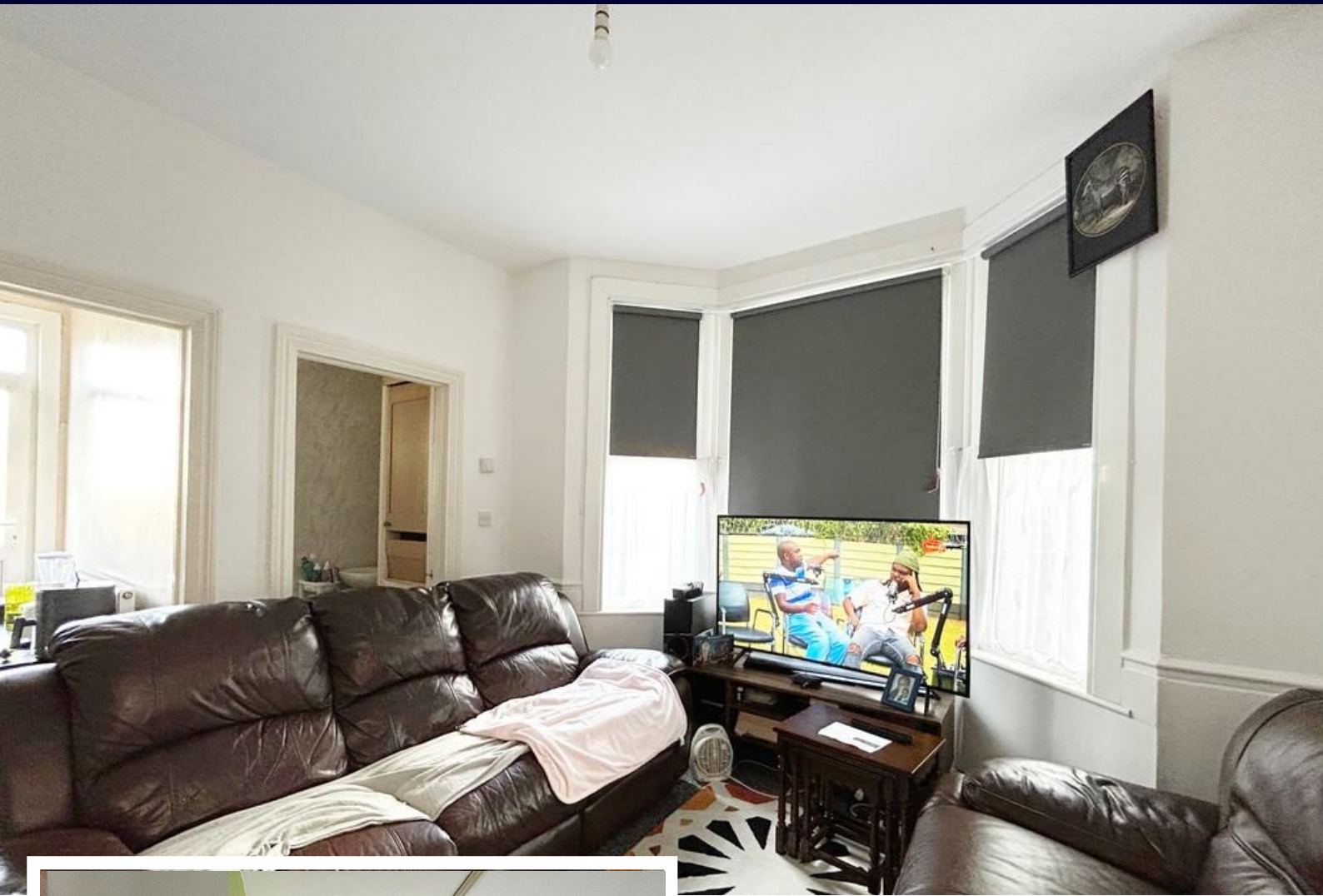
Westcliff-on-Sea

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 two bedroom flats. They are currently let (with the tenants to remain in situ) and at present produce a combined rental income of £23,340 per annum. The property is located within easy access of local shops and transport links and approximately 0.7 miles from Southend University Hospital.





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ACCOMMODATION

Ground Floor:

Entrance Hall

Lounge: 13' into bay x 11'5

Kitchen: 9'9 x 6'1

Bedroom One: 14'5 into bay x 11'

Bedroom Two: 12'3 x 11'

Bathroom/w.c.

Externally:

Whole of the rear garden



First Floor:

Landing

Lounge: 14'4 into bay x 11'1 max

Kitchen: 12'7 x 9'9 11'

Bedroom One: 12'3 x 9'8

Bedroom Two: 8'6 x 5'6 not inc door recess

Bathroom/w.c.

TENURE

Freehold

ENERGY PERFORMANCE RATING

51 - C

51A - C

RENT RESERVED

We have been advised that the first floor flat is currently let at a rental rate of £850pcm (£10,200pa) and that the ground floor flat is currently let at a rental rate of £1,095pcm (£13,140pa).

TENANCY

We are informed that both flats are currently let on Assured Shorthold Tenancy agreements.

AGENTS NOTE:

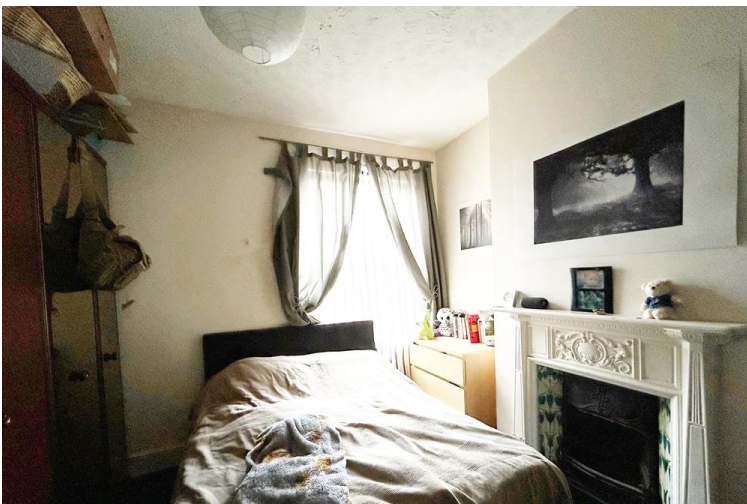
Please note that there are existing leases in place for both flats:

51 - 125 years from the 5th October 2018

51A - 125 years from the 5th October 2018

VIEWING

Strictly by appointment with the Auctioneers.



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