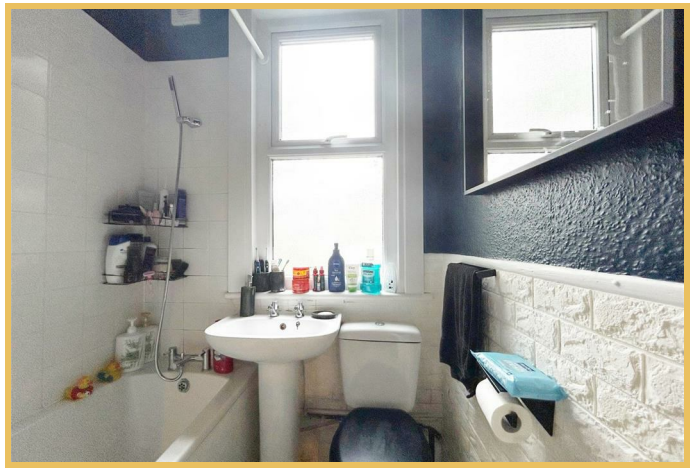
HS HAIR & SON

Leamington Road

, Southend-on-Sea SS1 2SN

Auction Guide £280,000 Freehold



Location

This Freehold building is currently arranged as two self-contained flats. Both are currently let and producing a total rental income of £2,105pcm (£25,260pa). Located within easy access of Southend High Street and Seafront the property benefits from off-road parking and a private rear garden split between the two flats.

ACCOMMODATION:

GROUND FLOOR:

LOUNGE
12'0" x 11'1"

KITCHEN
10'3" x 6'9"

BEDROOM ONE
15'0" x 10'3"

BEDROOM TWO
11'9" x 11'3"

BATHROOM / W.C.

EXTERNALLY
Off-Road Parking and Garden

FIRST FLOOR:

LOUNGE
15'4" x 12'1"

KITCHEN
10'6" x 8'8"

BEDROOM ONE
12'2" x 10'3"

BEDROOM TWO.
11'9" x 11'3"

BEDROOM THREE
11'0" x 5'2"

BATHROOM / W.C..

EXTERNALLY:
Off-Road Parking and Garden

TENURE
Freehold

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

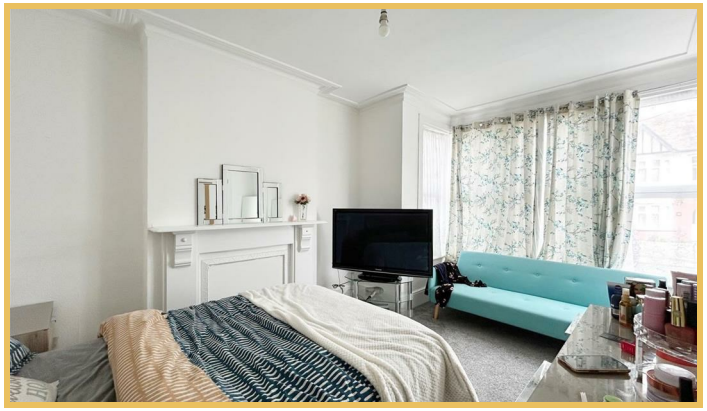
ENERGY PERFORMANCE RATING
23 - C
23A - D

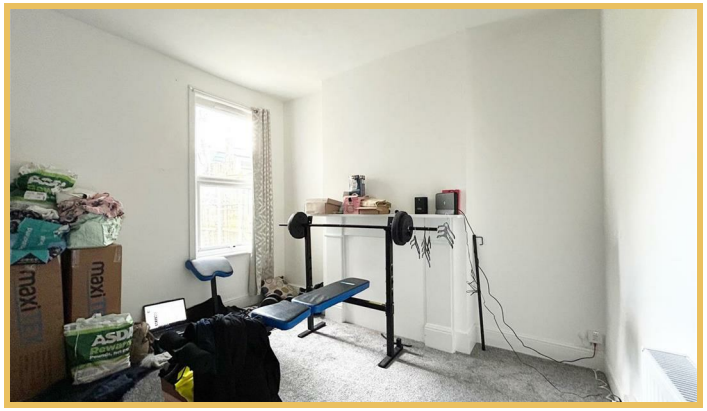
RENT RESERVED
We are informed that the ground floor flat is currently let at a rent of £1,030pcm and that the first floor flat is currently let at a rent of £1,075pcm.

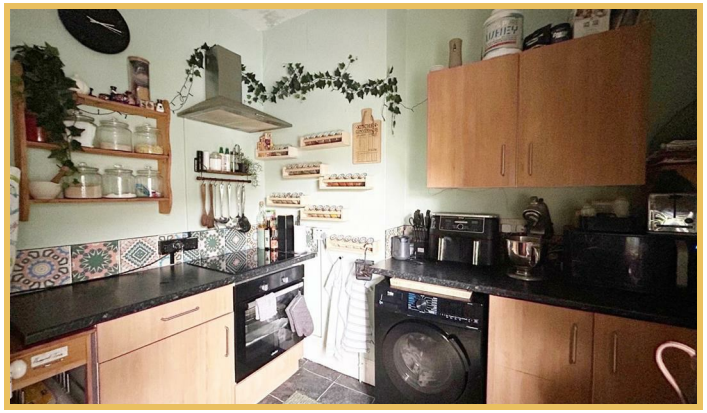
AGENTS NOTE
Please note that there is an existing lease in place for the ground floor flat as follows:
99 years from the 19th January 1987

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.







HAIR & SON

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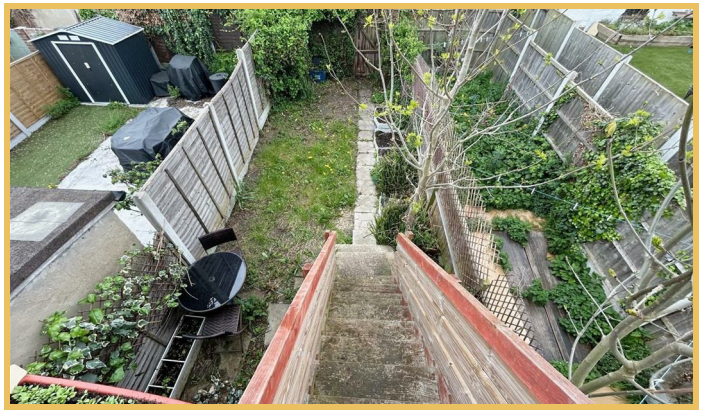
Local Authority
Council Tax Band
EPC Rating



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https://hairandson.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.