HS HAIR & SON









Silverdale Avenue

, Westcliff-on-Sea SS0 9BD

- GROUND FLOOR FLAT
- LONG LEASE
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO HAMLET COURT ROAD WITH MANY AMENITIES
- ONE BEDROOM
- IN NEED OF MODERNISATION
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN

Guide Price £160,000 Leasehold

HAIR & SON

Guide Price £160,000 Leasehold







Location

Terms of Business in the name of Gemma Parker Email address: gem.parker@gmail.com

Welcome to this one bedroom ground floor flat in Silverdale Avenue, Westcliff-On-Sea.

The property is accessed via your own front door and you are brought in to a hallway that connects to the bedroom, lounge and dining room. The living room has a bay fronted window and provides ample space, the dining room provides entrance into the kitchen and also gives access to the private rear garden. The kitchen is to the rear and the bathroom is found off of this room.

The rear garden provides a perfect retreat with space to entertain and relax particularly in the summer months.

This property is situated within walking distance to Hamlet Court Road and all its amenities, and Westcliff Train station with direct links to London Fenchurch Street.

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

Please note this property also awaits the grant of probate, which has been applied for.

HALLWAY

LOUNGE
15'0" x 11'0"

BEDROOM
13'7" x 8'4"

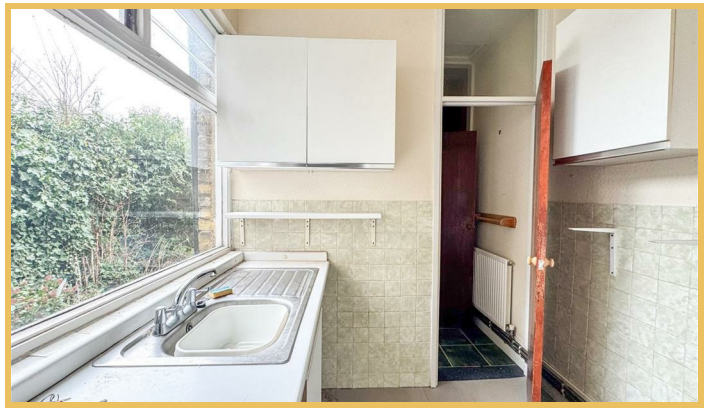
DINING ROOM
12'9" x 8'4"

KITCHEN
7'0" x 5'7"

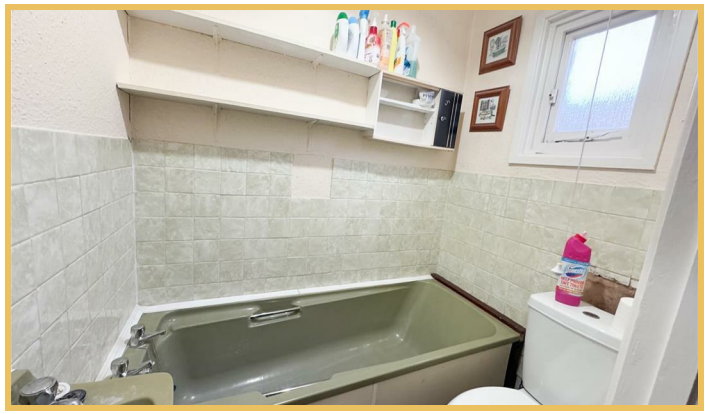
BATHROOM
5'7" x 4'3"

TENURE
LEASE REMAINING - 154 YEARS
GROUND RENT - £60 PER ANNUM
SERVICE CHARGE - TBC
EPC - BAND C
COUNCIL TAX - A

.
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.



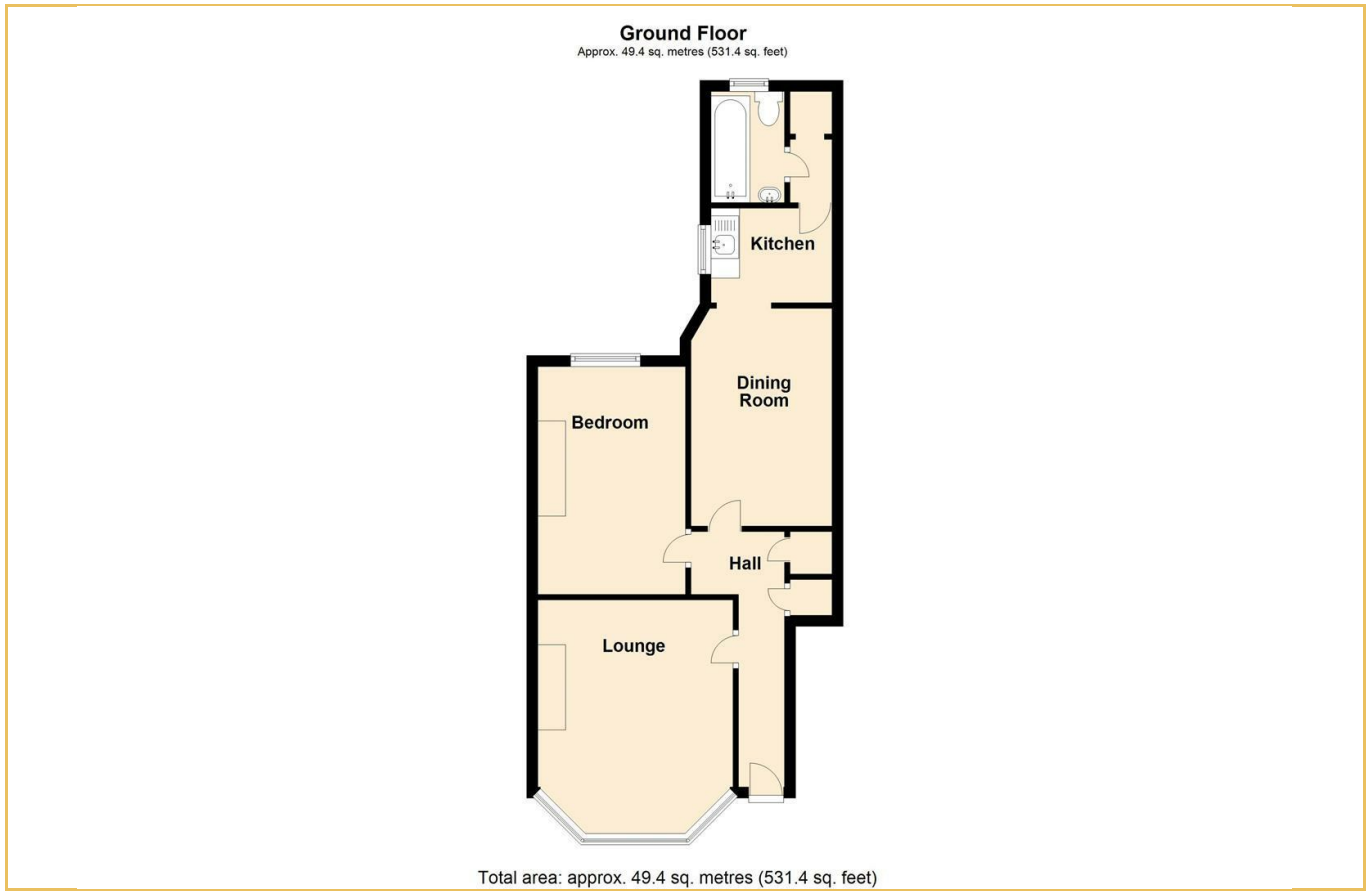


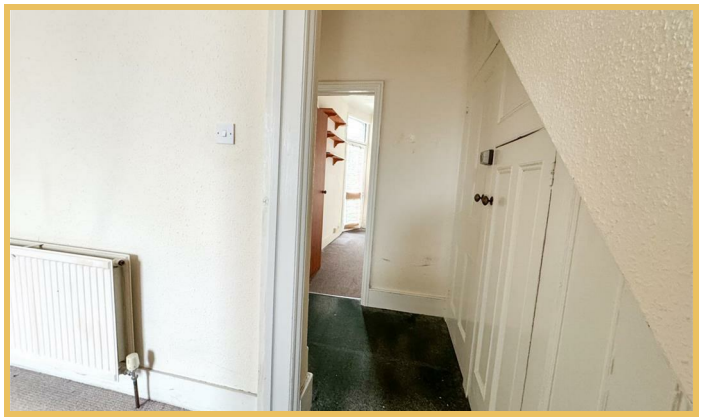


HAIR & SON

Guide Price £160,000 Leasehold

Local Authority **Southend on Sea Borough Council**
Council Tax Band **A**
EPC Rating **C**







Sales Office
190 London Road
Southend-On-Sea
Essex
SS1 1PJ

Contact
01702 34 11 77
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.