HS HAIR & SON







London Road

, Westcliff-on-Sea SS0 9HT

- GROUND FLOOR MAISONETTE
- VERY WELL PRESENTED
- CAR PARK
- OWN FRONT DOOR
- TWO BEDROOMS
- PERFECT FOR FIRST TIME BUYER OR INVESTORS
- WALKING DISTANCE TO CHALKWELL PARK AND CHALKWELL STATION
- NO ONWARD CHAIN

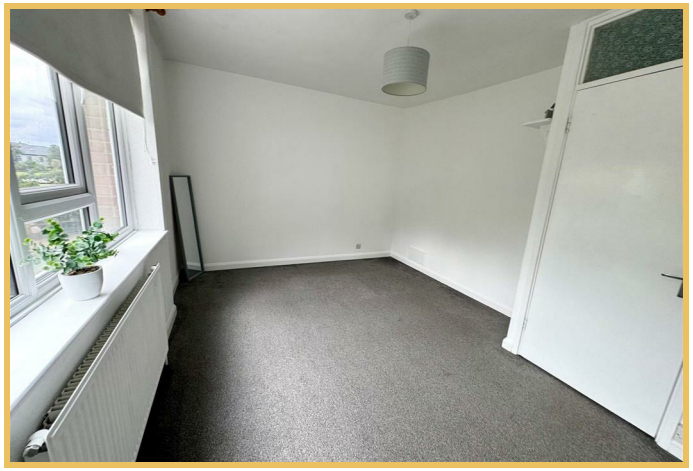


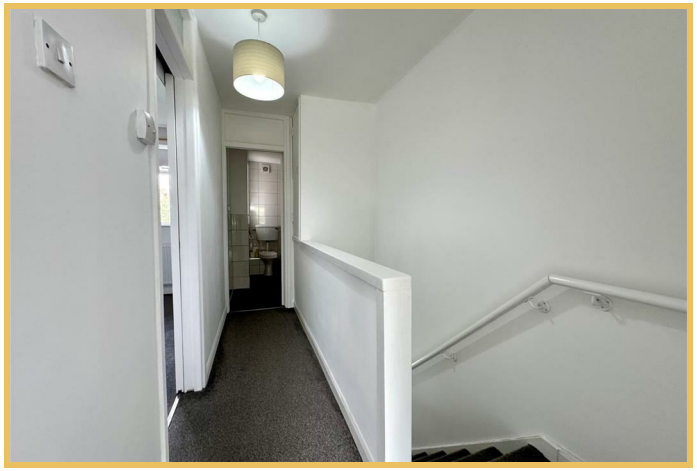
Guide Price £185,000 Leasehold

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Location

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 possesion, therefore no onward chain.

HALLWAY
15'10" x 5'10"

KITCHEN
11'4" x 7'9"

LOUNGE
14'2" x 13'11"

LANDING
11'2" x 5'4"

BEDROOM ONE
14'2" x 10'5"

BEDROOM TWO
14'2" x 8'5"

BATHROOM
8'8" x 5'4"

TENURE
LEASE - 137 YEARS REMAINING
SERVICE CHARGE - £1390.44 PER ANNUM
GROUND RENT - £15.75 PER ANNUM
WATER RATES - £820.52 PER ANNUM
EPC RATING - C
COUNCIL TAX BAND - B (SOUTHEND-ON-SEA)

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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.



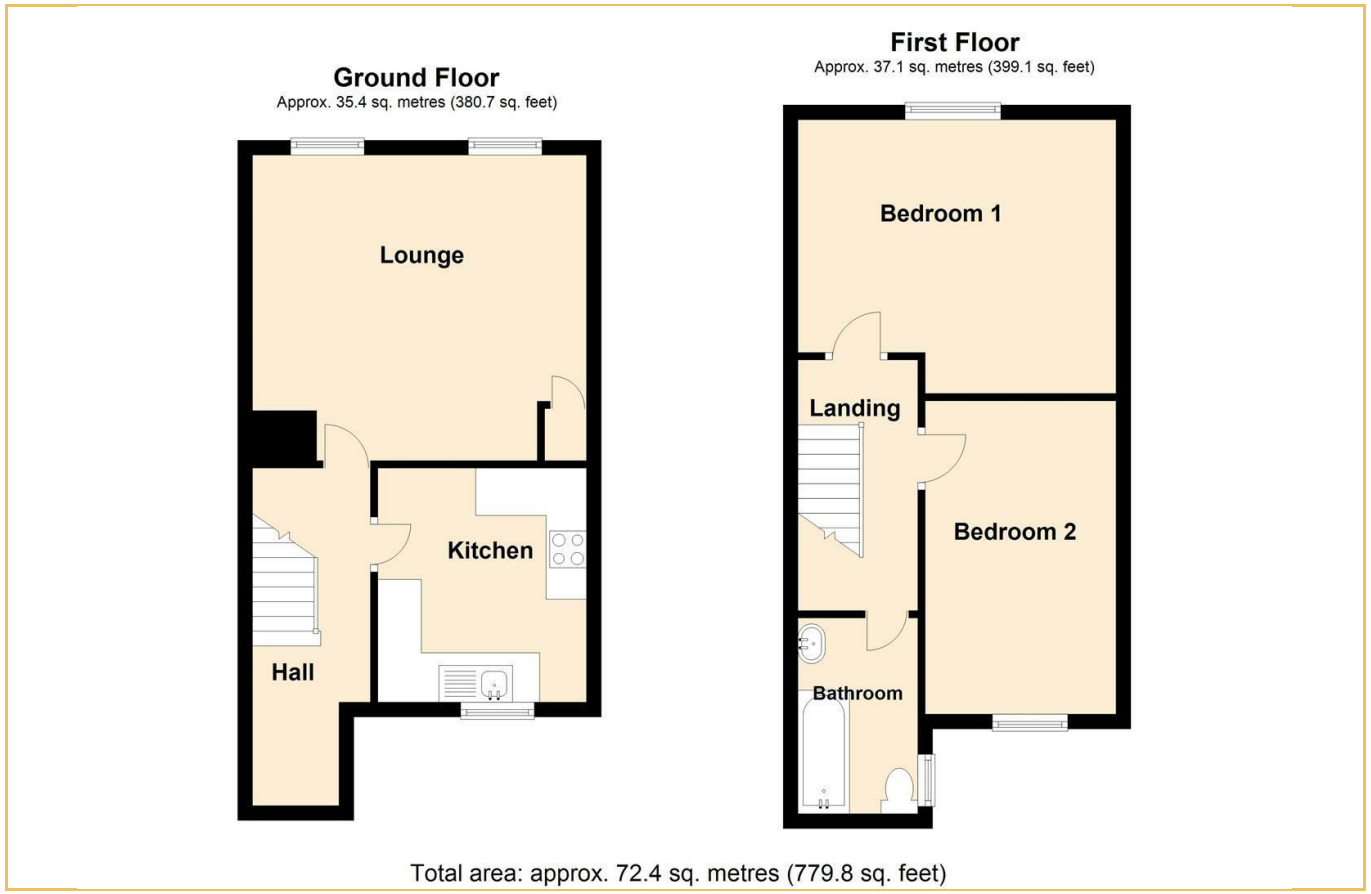


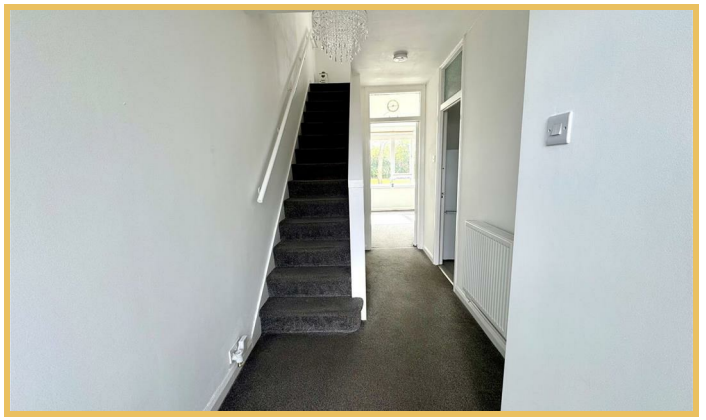


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Local Authority **Southend on Sea Borough Council**
Council Tax Band **B**
EPC Rating **C**







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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.