

**London Road**  
Westcliff-on-Sea SS0 9HT

- TWO BEDROOM MAISONETTE
  - OWN FRONT DOOR
  - SPACIOUS ACCOMODATION
- WALKING DISTANCE TO CHALKWELL PARK AND STATION
- GROUND & FIRST FLOOR
  - DOUBLE GLAZED
  - GAS CENTRAL HEATING
  - NO ONWARD CHAIN

**Guide Price £190,000 Leasehold**



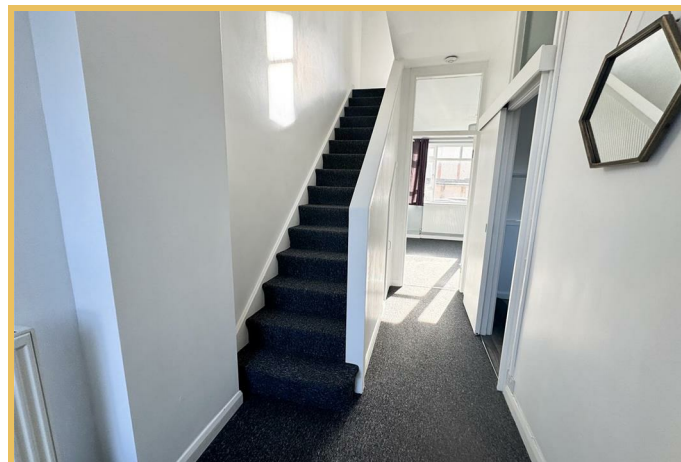
**Location**

The accommodation consists of a hallway entered through its own front door on ground floor level, a kitchen to the front and a good size lounge to the rear.

Stairs from the hall lead up to the first floor where you will find bedroom one to the rear, bedroom two the front and also a three piece bathroom to the front.

Double glazed throughout with gas central heating.

Situated within walking distance of local shops, Chalkwell Park, Chalkwell train station and bus routes to Southend town centre.



**HALLWAY**

6'7" x 5'11"

**KITCHEN**

10'0" x 7'11"

**LIVING ROOM**

14'2" x 13'0"

**BEDROOM ONE**

14'0" x 13'0"

**BEDROOM TWO**

14'0" x 8'0"

**BATHROOM****TENURE**

LEASE REMAINING - 137 Years

SERVICE CHARGE - £436.43 Per Quarter

GROUND RENT - £75 Per Annum

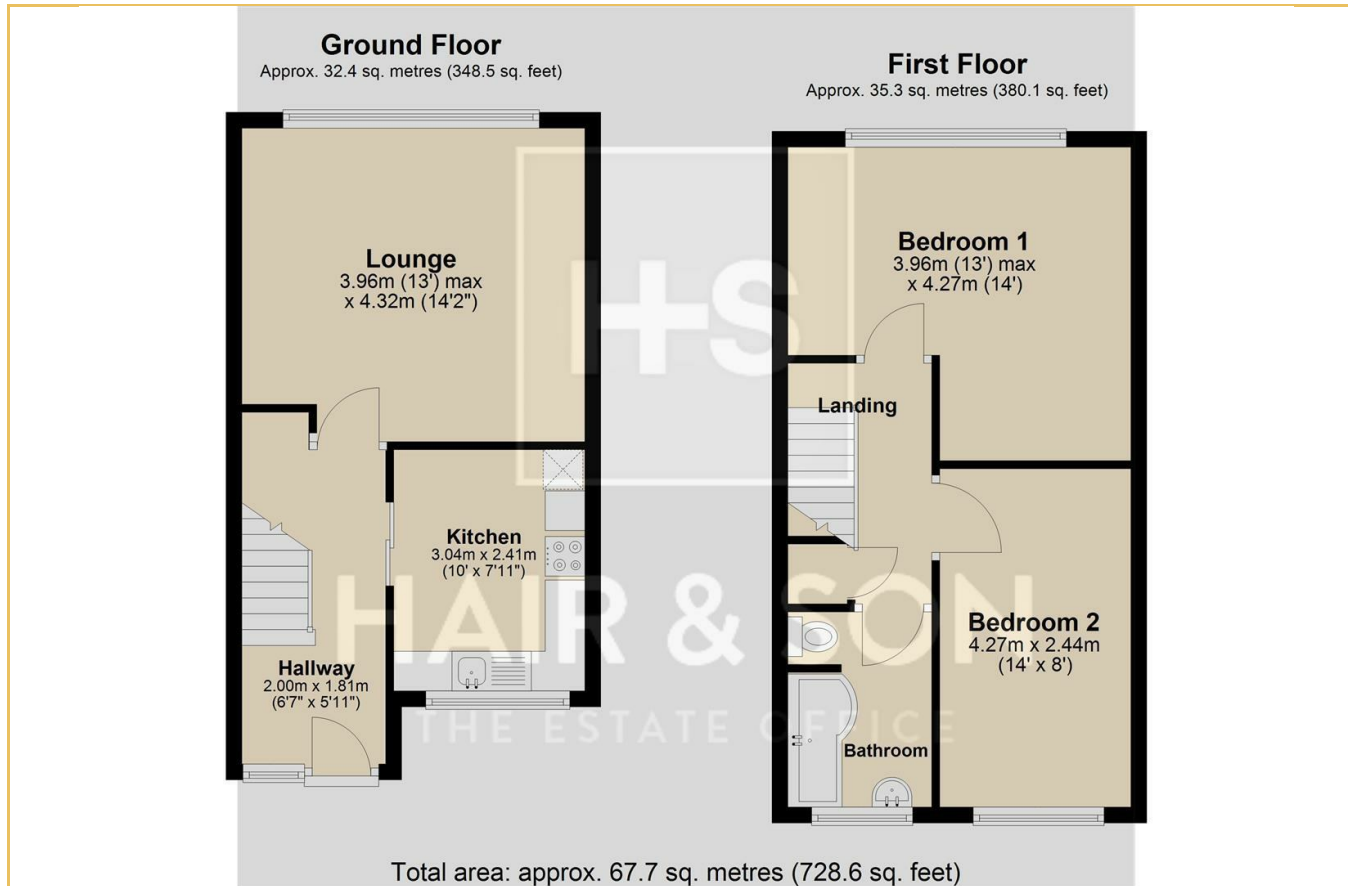
COUNCIL TAX - B

EPC - C

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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.



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



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Essex  
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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.

