

**Kings Road**  
Westcliff-On-Sea SS0 8LT

**Auction Guide £130,000 Leasehold**



Location

**ACCOMMODATION:**

**Entrance Hall**

- loft access - storage

**Lounge:**

14'2 x 13'6  
with access to:

**Balcony:**

Views of the Thames Estuary

**Bedroom:**

10'9 x 8'8

**Inner Hallway:**

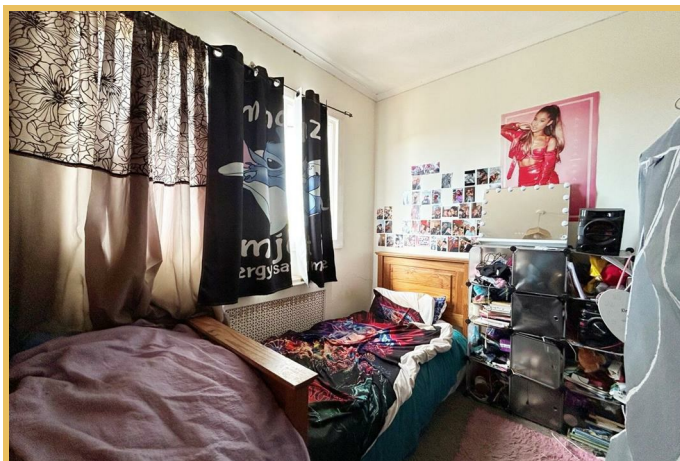
**Bathroom / Wc:**

8'4 x 5'8

**Kitchen:**

8'10 x 8'4

**Externally:**



**Own Section of Rear Garden****JOINT AGENT:**

Ocean Residential

**AGENTS NOTE:**

It may be possible to use the hard-standing area to the front of the property as a parking space subject to obtaining consent from the Local Authority for a dropped kerb

**TENURE:**

Leasehold: 199 years from the 27th April 1990

**TENANCY:**

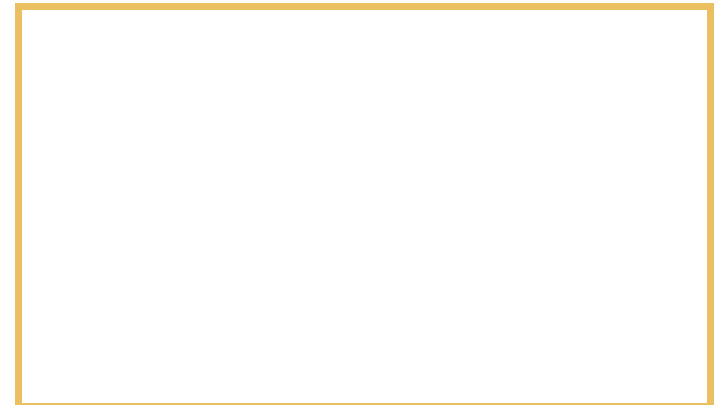
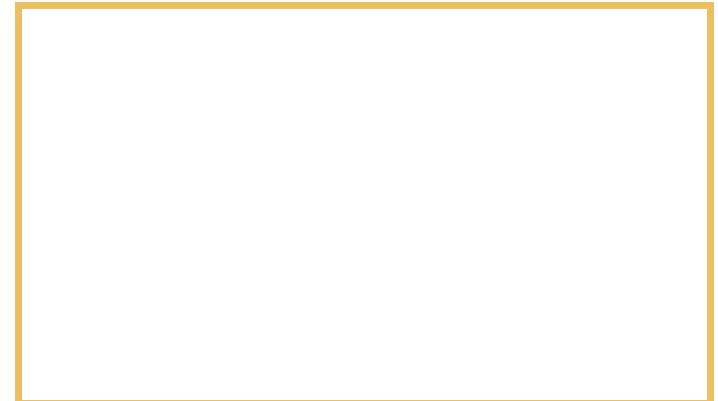
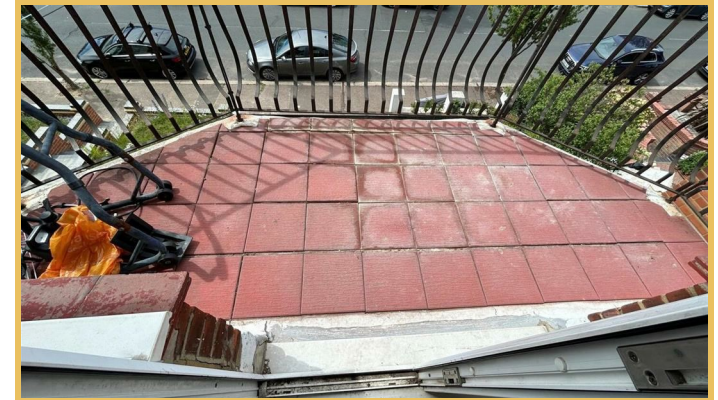
The property is currently tenanted and is to be sold with the tenant in situ

**ENERGY PERFORMANCE RATING:**

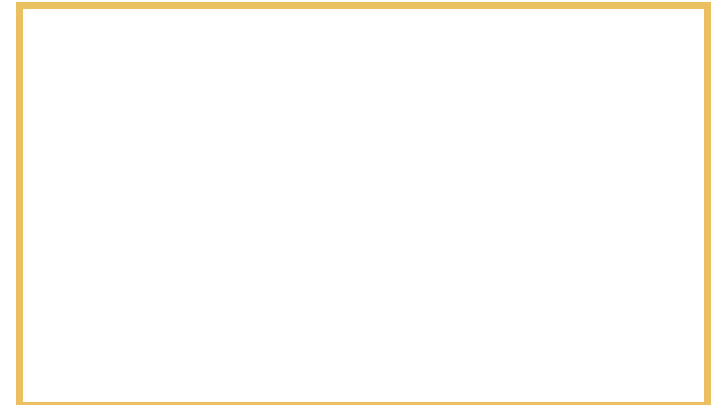
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**VIEWING;**

Strictly by appointment with the Auctioneers



Local Authority  
Council Tax Band **B**  
EPC Rating **D**



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

**Contact**  
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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.