



Brightwell Avenue

Offers Over £220,000 Leasehold

- GROUND FLOOR FLAT
- OWN SECTION OF REAR GARDEN
- GAS CENTRAL HEATING
- IDEAL FIRST OR INVESTMENT PURCHASE
- TWO DOUBLE BEDROOMS
- LONG LEASE
- DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES





Hair & Son offer this two double bedroom ground floor flat in Westcliff-on-Sea close to London Road shops and transport links. With the benefit of double glazing throughout and gas central heating, direct access to its own share of garden.

The property offers great spacious accommodation with even further potential. This is further enhanced with the length of the lease at 145 years.

This would make for a great purchase for investors or those looking to get on the property ladder.

The location is close to local shops, Southend Hospital, and transport links including bus routes and Westcliff station

HALLWAY

13'0" x 2'1"

BEDROOM ONE

17'0" x 12'11"

BEDROOM TWO

11'6" x 9'10"

KITCHEN

11'0" x 8'0"

LOUNGE

14'1" x 11'0"

BATHROOM

8'11" x 5'0"

REAR GARDEN

TENURE

The following lease information has been provided by the seller.

Lease 145 years remaining.

Council tax band A.

EPC rating E.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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



Sales Office

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Contact

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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.