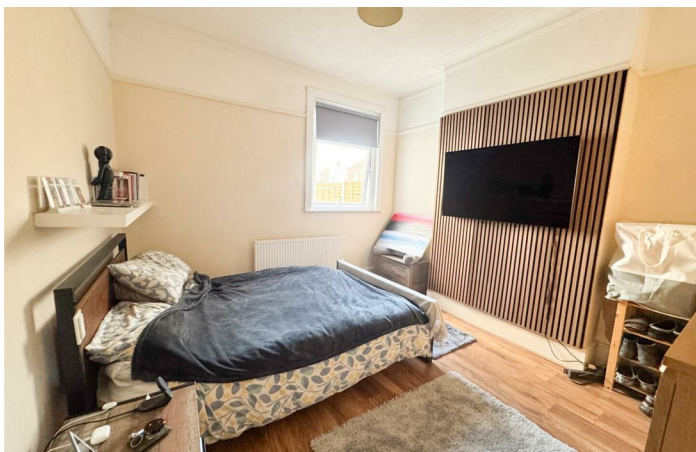




Hamlet Court Road, Westcliff-on-Sea Offers Over £220,000 Leasehold

- Two double bedrooms
- Open planned kitchen and living room
- Side access
- 106-year lease remaining
- Near Hamlet Court Road with all its amenities
- Ground floor flat with direct access to private rear garden
- Walking distance to Westcliff Train Station
- Well presented throughout, making this a great opportunity for first time buyers
- Gas central heating
- Viewing highly recommended





Welcome to this charming two-bedroom ground floor flat, ideally situated just a short stroll from the vibrant Hamlet Court Road and Westcliff train station. This property boasts an inviting open plan living and kitchen area, perfect for both relaxation and entertaining.

The property features two double bedrooms which are at the front of the property, the open planned area features a living room that flows into the kitchen area, which is located to the rear of the property and presents direct access out to the rear garden. The bathroom features tiled walls and flooring and incorporates a shower, wash hand basin and a low level w/c.

With a generous lease of 106 years, you can enjoy peace of mind in this well-maintained home. The flat is presented to a good standard throughout, ensuring a comfortable living experience from the moment you move in.

One of the standout features of this property is the private rear garden, which offers a delightful outdoor space for relaxation, or social gatherings. The side access adds convenience, making it easy to enjoy the garden at your leisure.

This flat is an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a prime location. Don't miss the chance to make this lovely flat your new home.

Hallway

16'3 x 2'6

Bedroom One

14;9 x 12'7

Bedroom Two

12'5 x 11'0

Lounge

11'2 x 9'8

Kitchen

8'1 x 5'11

Bathroom

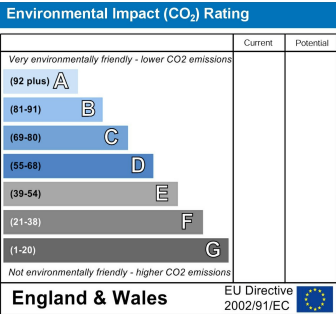
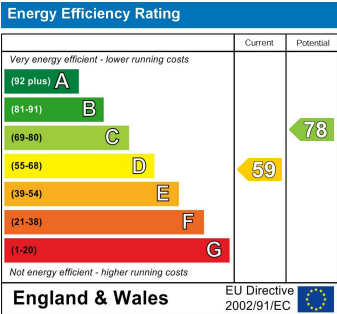
8'0 x 4'3

Tenure

Lease - 106 years remaining
Ground rent - £200 per annum
Buildings insurance - £347.68 per annum
Management fee - £110 per annum
EPC Rating - Band D

inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

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



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

Ground Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



Total area: approx. 55.7 sq. metres (599.7 sq. feet)

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.