

London Road, Westcliff-on-Sea
£170,000 Leasehold

- GROUND FLOOR MAISONETTE
- WELL SIZED LIVING ROOM
- GATED COMPLEX
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- SHORT DRIVE TO WESTCLIFF TRAIN STATION AND THE SEAFRONT
- TWO BEDROOMS
- FIRST COME FIRST SERVED PARKING
- LONG LEASE
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN













NO ONWARD CHAIN Hair & Son are pleased to bring to market this two double bedroom ground floor maisonette situated in the popular Chalkwell Lodge complex that features parking on a first come first served basis This property is located within walking distance to an array of shops, and it is within a short drive to Westcliff Train Station and Southend seafront.

The property does require some modernisation throughout but offers a future buyer ample potential to transform to their own taste with great living space that spans over two floors.

You enter via your own front door with a large lounge to the rear which overlooks the well maintained communal gardens, with the fitted kitchen positioned at the front.

On the first floor you have two double bedrooms with fitted wardrobes, and the bathroom which features a low level w/c, wash hand basin and a tower cubicle.

Offered to the market with vacant possession, therefore no onward chain.

HALL
16'2 X 6'0

LOUNGE
14'9 X 13'1

KITCHEN
10'5 X 8'0

BEDROOM ONE
14'1 X 10'5

BEDROOM TWO
13'5 X 8'6

BATHROOM
8'9 X 5'6

Tenure

THIS PROPERTY IS SUBJECT TO THE GRANT OF PROBATE
LEASE - 135 YEARS REMAINING
SERVICE CHARGE - £1390.44 PER ANNUM
GROUND RENT - £15.75
WATER RATES £820.52
COUNCIL TAX BAND B - SOUTHEND-ON-SEA

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.

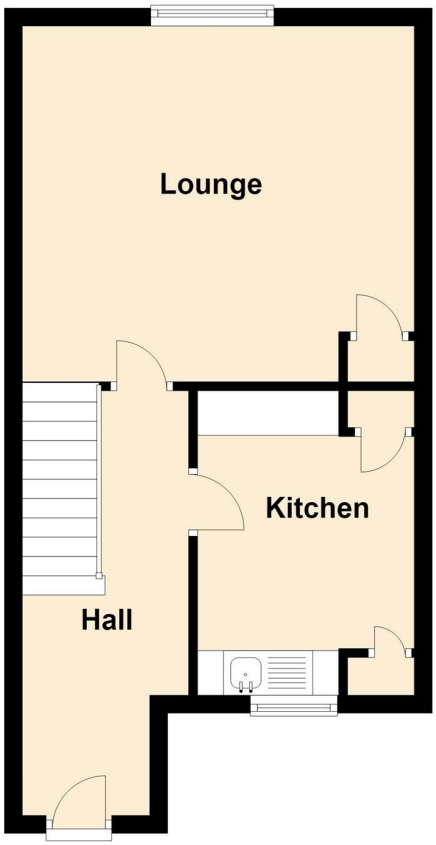


Local Authority **Southend-on-Sea**
Council Tax Band **B**
EPC Rating **C**

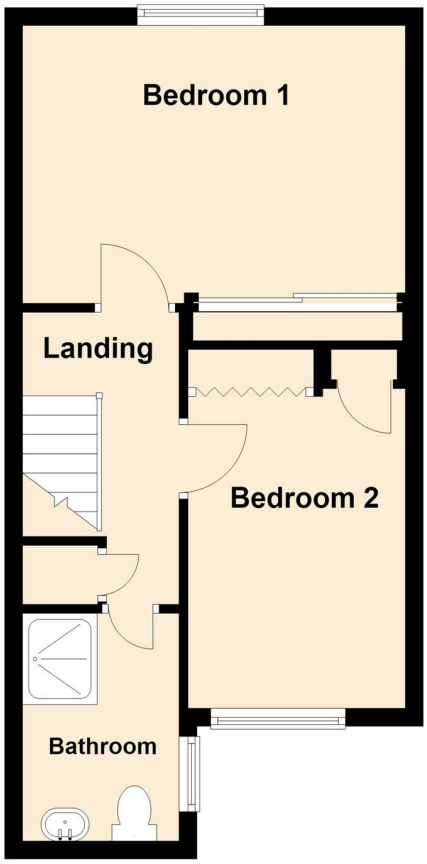




Ground Floor
Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor
Approx. 35.4 sq. metres (380.8 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)

Sales Office
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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