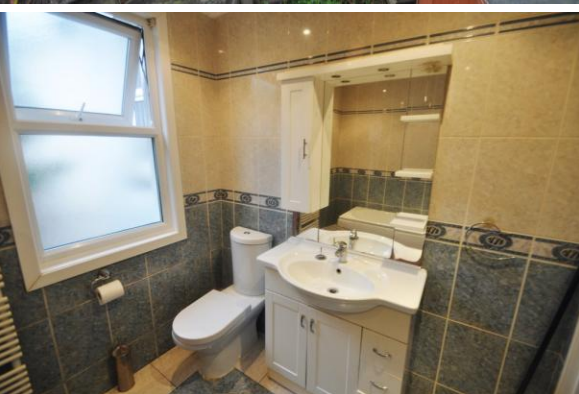




STUART THOMAS  
ESTATES



- REAR GARDEN
- SPACIOUS LOUNGE
- NEWLY EXTENDED LEASE
- FITTED KITCHEN

220B Hamlet Court Road, Westcliff-on-Sea, SS0 7DE

£200,000

RARE OPPORTUNITY to acquire this 2 bedroom first floor flat with DIRECT ACCESS to the REAR GARDEN. The vendor is going to provide an EXTENDED LEASE of a minimum of 99 years. Sold with NO ONWARD CHAIN be quick to see this one.



## Property Description

### COMMUNAL ENTRANCE HALL

Entrance door leads to the communal entrance lobby. Further door leads to the stairs which in turn leads to the first floor.

### LOUNGE

14' 6" x 11' 6" (4.42m x 3.51m) Double glazed bay window to the front. Coving. 4 wall light points. Two radiators.

### KITCHEN

12' 11" x 11' 1" (3.94m x 3.38m) Fitted with a range of units at eye and base level with ample work surfaces over. Cupboard housing the hot water cylinder. Extractor cooker hood. Single drainer sink unit. Plate rack. Slide in cooker and fridge freezer. Stable door leads to the staircase which in turn leads to the rear garden.

### BEDROOM ONE

12' 4" x 11' 10" (3.76m x 3.61m) A range of built in wardrobes. Double glazed window to the rear. Coving, radiator. Wall light point.

### BEDROOM TWO

8' 2 plus recess" x 5' 2" (2.49m x 1.57m) Double glazed window to the front. Recess.

### BATHROOM

This good size bathroom has a 3 piece white suite comprising a low level wc vanity wash hand basin with cupboards and drawers beneath. Panelled bath with a shower attachment and a mixer tap. Heated towel rail. Obscure double glazed window to the side. Fully tiled to all visible walls and floor.

### REAR GARDEN







This rear garden is accessed via a staircase which leads down from the kitchen. Laid to lawn with a patio and shrubs. Screen fencing to the boundaries.

Tenure Leasehold

The vendor informs us he will be proving an extended lease of a minimum of 99 years.

Council tax band A  
Southend City Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	64   d	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.