

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Ailsa Road, Westcliff-on-Sea, SS0 8BL



£265,000

WILLIAMS and DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this lovely, well-presented one bedroom ground floor flat with own private rear garden and off street parking to the front. Situated within short walking distance of Westcliff station, Hamlet Court Road and Chalkwell seafront, this spacious property benefits from having many period features, a long lease of approx. 155 years and would make an excellent FIRST TIME BUY or BUY TO LET investment. EPC rating - D. Our ref: 15489

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Accommodation comprises:

Entrance via obscure composite front door to:

HALLWAY

Ornate coved and skimmed ceiling. Dado rail. Built in storage cupboard. Doors to:

BEDROOM 18' 9" x 14' 9" (5.72m x 4.5m)

Skimmed ceiling. UPVC double glazed bay window to front aspect, with fitted blinds. Radiator.



KITCHEN 14' 1" x 9' 2" (4.29m x 2.79m)

Skimmed ceiling. Two double glazed uPVC double glazed windows to side aspect. Obscure uPVC double glazed door to side providing access to REAR GARDEN. Range of base and eye level units. Square edged working surfaces. Matching upstands. Inset white one and a half bowl ceramic sink with chrome mixer tap. Inset stainless steel 4 ring gas hob with extractor hood over and electric oven under. Integrated fridge and freezer. Space for washing machine. Space for dishwasher. Radiator. Laminate wood effect flooring.



LOUNGE 17' 4" x 12' 3" (5.28m x 3.73m)

Ornate coved and skimmed ceiling. UPVC double glazed French style doors, with sidelights, leading to and providing access to REAR GARDEN. Feature fireplace. Radiator.



BATHROOM 12' 4" x 9' 2" (3.76m x 2.79m)

Skimmed ceiling with spotlight insets. Two obscure uPVC double glazed windows to side aspect. Four piece white suite comprising close coupled dual flush w/c, vanity mounted wash hand basin with chrome mixer tap, double ended bath with chrome mixer tap and double walk in shower cubicle. Chrome heated towel rail. Tiled walls. Radiator. Tiled floor.



Agent's Note:

Lease length - 155 years approx.

Insurance - £1,000 per annum approx.

Ground rent - £30 per annum

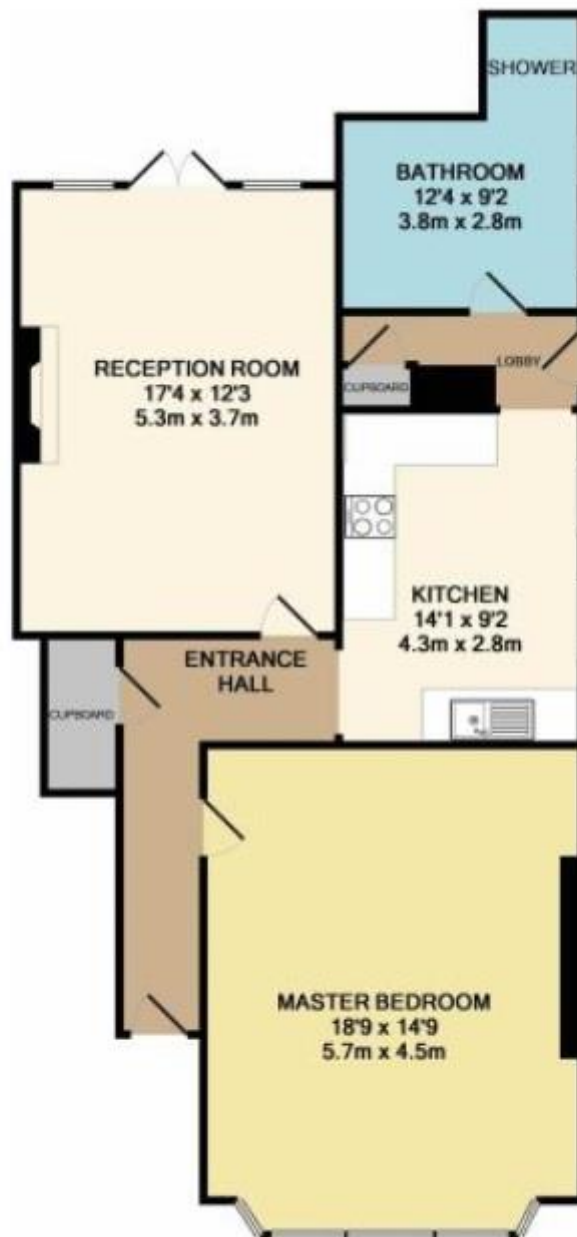
Management fee - £115 per annum

OUTSIDE OF PROPERTY:

To the **FRONT** of the property is hard standing providing off street parking for one vehicle, with the remainder laid to lawn, with pathway to front door. Gated side access to side storage area.

As previously mentioned, this property benefits from having its own private **REAR GARDEN**. Comprising decking area with steps down to lawn. Shed to remain. Fencing to all boundaries.





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