Southbourne Grove
WESTCLIFF-ON-SEA, SS0 9UT

- TWO BEDROOMS
- uPVC DOUBLE GLAZING
- RADIATOR HEATING
- RE-DECORATED THROUGHOUT

£695 pcm

A TWO BEDROOM first floor flat close to Chalkwell Park, local shops and bus routes. UPVC double glazing, radiator heating, re-decorated throughout, new carpets, communal gardens. Available immediately, no dss/top ups, no smokers, no students, no sharers, no pets.
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Approached via communal double wooden doors leading into a small entrance porch with stairs leading to the first floor landing and additional white uPVC obscure double glazed street door leading into

**LOUNGE**
11’ 7” x 14’ 5” Into Bay (3.53m x 4.39m) White uPVC double glazed bay window to front, artex ceiling with ceiling light point, picture rail, cupboard housing gas and electric meters and consumer unit, radiator BT point, power points.

**BEDROOM 1**
10’ 9” x 10’ 3” (3.28m x 3.12m) White uPVC double glazed window to front, artex ceiling with ceiling light point, picture rail, cupboard with shelving to one aspect, radiator power points.
KITCHEN
10’ 3” x 5’ 8” (3.12m x 1.73m) White uPVC double glazed window and door to rear leading to staircase down to communal gardens, artex ceiling with ceiling light point, ground and wall mounted units, roll edged work tops, power points, single bowl single drainer stainless steel sink unit with mixer tap and storage cupboard under, space and plumbing for automatic washing machine, space for gas or electric cooker, larder type cupboard with shelving to one aspect, wall mounted gas boiler serving both hot water and heating systems.

BATHROOM/WC
White uPVC obscure double glazed window to rear, artex ceiling with ceiling light point, xpelair, radiator, white three piece suite comprising of low flush wc, pedestal wash hand basin and panelled bath with mixer tap and shower attachment over (curtain and rail)

BEDROOM 2
9’ 7” x 9’ 5” (2.92m x 2.87m) White uPVC double glazed window to rear, artex ceiling with ceiling light point, picture rail, hanging rail to one aspect, small cupboard with shelving to one aspect, radiator, power points, television point

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.