

42 BROADWAY

SCOTT &  
STAPLETON

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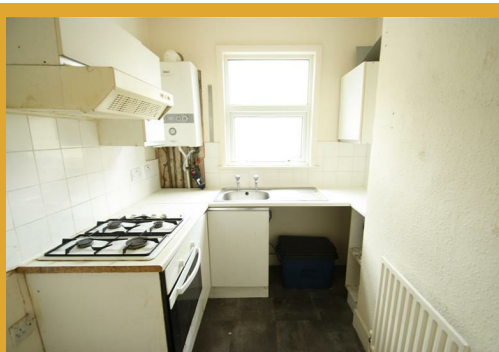
**117 ST. HELENS ROAD  
WESTCLIFF-ON-SEA, SS0 7LF**

**£149,950**

Scott & Stapleton are delighted to offer for sale this good size first floor apartment situated in a sought after & convenient location within easy walking distance of mainline railway station, seafront, shopping facilities & Southend Town Centre.

The property is in need of re-decoration and new carpets but offers a spacious lounge, 2 double bedrooms and a fitted kitchen & bathroom.

The property is fully double glazed has gas central heating and has the benefit of a share of the FREEHOLD. Offered with vacant possession & no onward chain an early internal inspection is advised.





### Accommodation comprises

Communal entrance door leading to communal entrance hall and personal door.

### Landing

Stairs leading to landing with spindles and balustrade, panelled doors to all rooms.

### Lounge

4.42m into bay x 4.47m (14'6 into bay x 14'8)

Double glazed square bay window to front with further double glazed window, radiator, picture rail.

### Kitchen

2.06m x 1.68m (6'9 x 5'6)

Double glazed window to side, wall mounted boiler, basic fittings.

### Bedroom 1

3.25m x 2.67m (10'8 x 8'9)

Double glazed window to rear, cast iron fireplace, picture rail, built in cupboard.

### Bedroom 2

2.95m x 2.77m (9'8 x 9'1)

Double glazed window to rear, radiator.

### Bathroom

2.18m max x 1.98m (7'2 max x 6'6)

Obscure double glazed window to side. White suite with low level W.C, pedestal wash hand basin, panelled bath, radiator.

