



HAIR & SON
THE ESTATE OFFICE

Elderton Road

Westcliff-on-Sea, SS0 8AQ

Guide Price £155,000 Leasehold

Offered with no onward chain, an allocated parking space and a new lease extension to 175 years, this one double bedroom first floor flat is centrally located and would make an ideal first time or investment purchase. Keys held for immediate for viewing.





This first floor flat is offered with no onward and chain and a new lease extension to 175 years as well as being centrally located for Westcliff mainline railway station and the facilities of Hamlet Court Road.

Accessed via communal doorway with stairs to the first floor and private entrance door into own hallway which has a storage cupboard and doors to all rooms. The double bedroom with two windows has a side aspect and the good size lounge has bay window to the front making the flat light and airy, a fitted kitchen and bathroom complete the property.

A huge benefit is the allocated parking space to the front and others include gas central heating, double glazing, and side access to the rear communal garden.

In need of some modernisation but offering good size living space this property is an ideal first time or investment purchase and we would recommend an early viewing.

LOUNGE

12' 4" x 11' 4" (3.76m x 3.45m)

BEDROOM

12' 9" x 12' 3" (3.89m x 3.73m)

BATHROOM

9' 0" x 5' 5" (2.74m x 1.65m)

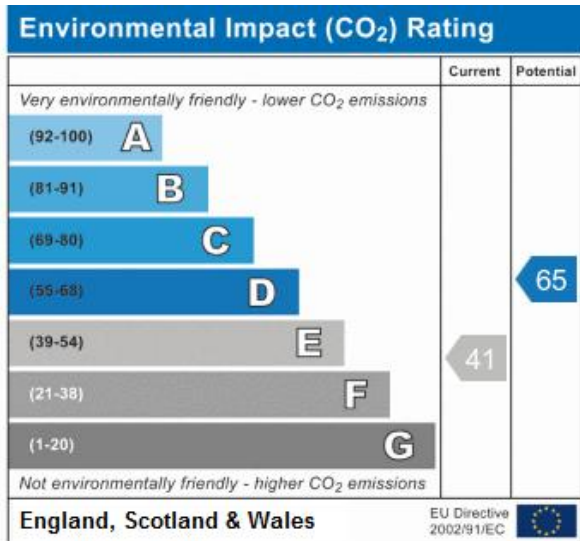
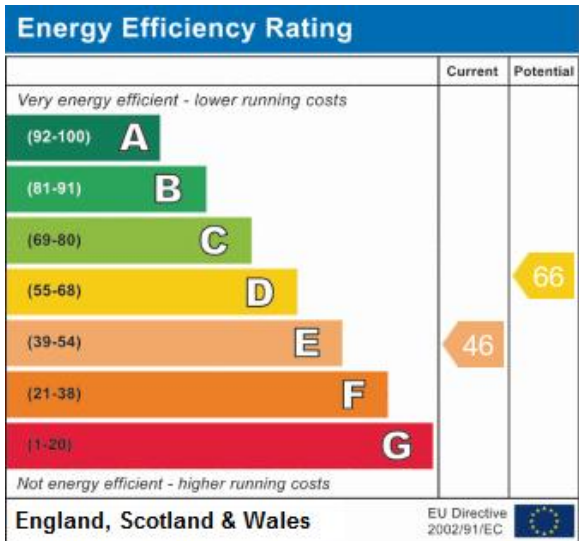
KITCHEN

9' 5" x 6' 1" (2.87m x 1.85m)

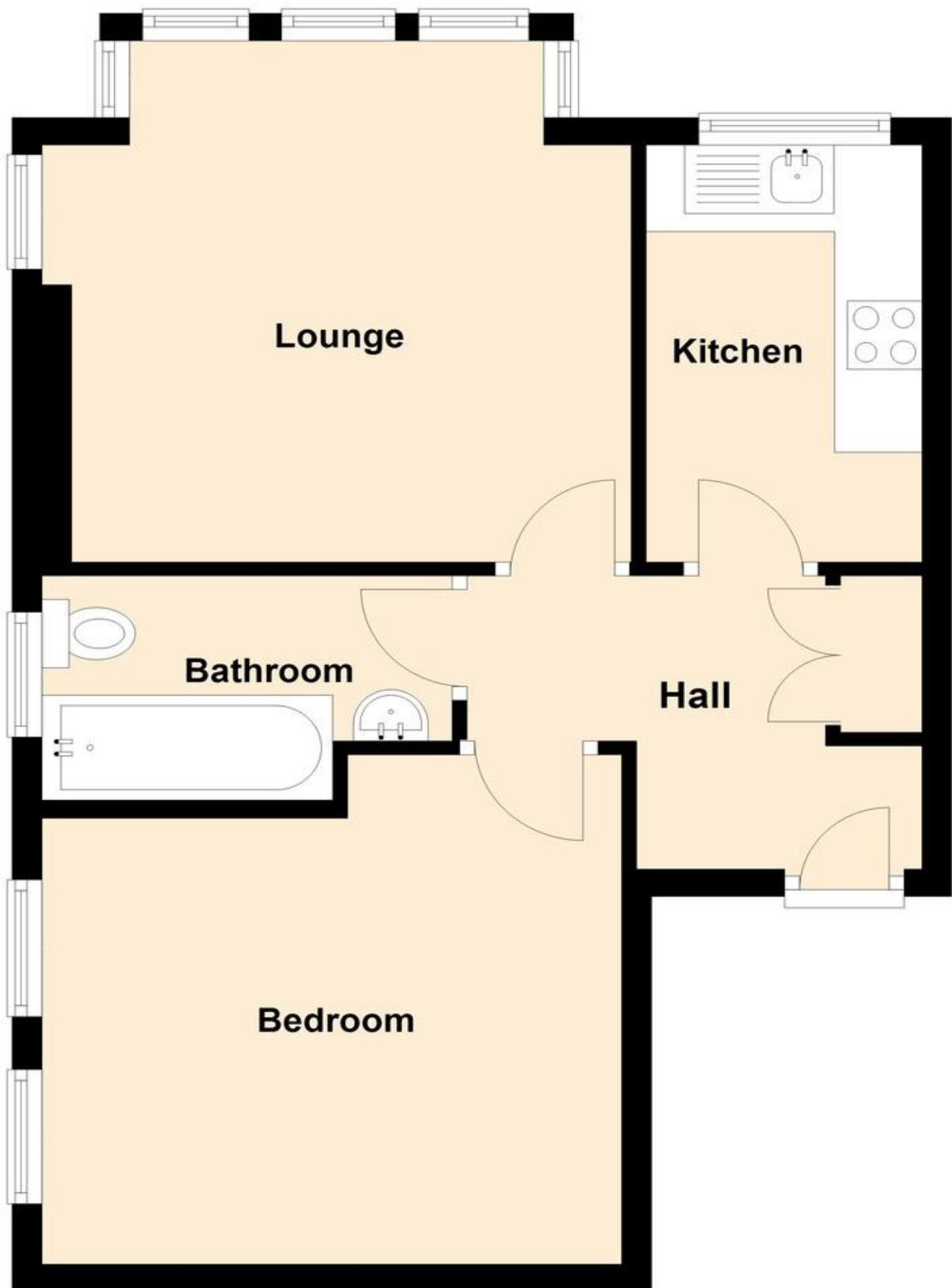
LEASE

We understand the flat has a new lease extension to 175 years with the ground rent at £60 per annum and maintenance of £1040 per annum.

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.



First Floor



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