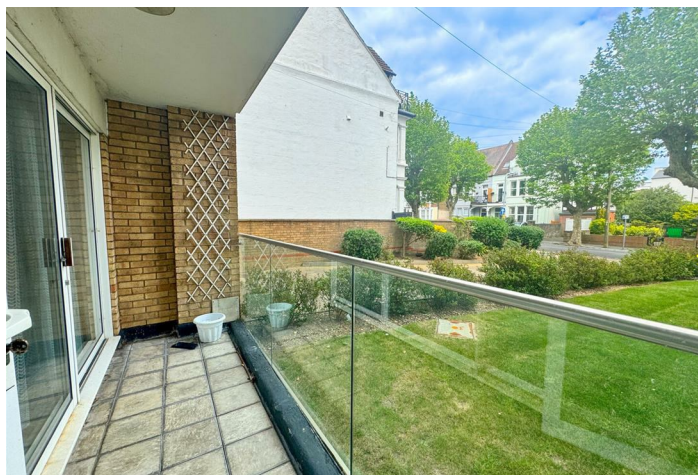




Manor Road, Westcliff-on-Sea

Guide Price £285,000 Leasehold - Share of Freehold

- GROUND FLOOR FLAT
- SPACIOUS LOUNGE WITH BALCONY
- BATHROOM AND CLOAKROOM
- HUGE POTENTIAL TO PUT YOUR OWN STAMP ON THE PROPERTY (IN NEED OF MODERNISATION)
- SUPERB LOCATION CLOSE TO WESTCLIFF SEAFRONT AND WESTCLIFF TRAIN STATION
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH AMPLE CUPBOARD SPACE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- CAR PARKING SPACE
- NO ONWARD CHAIN





KITCHEN

11' 6" x 8' 5" (3.51m x 2.57m) Range of worktops and cupboards. Gas and electric cooker points. Plumbing for washing machine. Space for tall fridge/freezer. Double glazed window to side. Half tiled walls. Vinyl to floor.

CLOAKROOM

Low flush W.C. and wash hand basin. Fully tiled walls. Xpelair fan. Radiator.

BATHROOM/WC

Panelled bath, pedestal wash hand basin and low flush W.C. tiled walls. Obscure double glazed window to side. Radiator.



ENTRANCE HALL

Communal lobby with door to flat. Entrance hall with entry phone. Radiator. Built in cupboard housing meters. Built in airing cupboard with hot water tank. Storage cupboard.

LOUNGE

23' 7" x 12' 2" (7.19m x 3.71m) Double glazed window to rear and double glazed patio doors onto BALCONY with views towards The Estuary and communal gardens. Two radiators.



BEDROOM ONE

11' 10" x 10' 6" (3.61m x 3.20m) Double room. Double glazed windows to side. Radiator. Built in wardrobes to one wall.

BEDROOM TWO

12' 10" x 11' (3.91m x 3.35m) Double room. Double glazed window to front. Radiator. Built in wardrobes to one wall. Radiator. Double glazed door to BALCONY.



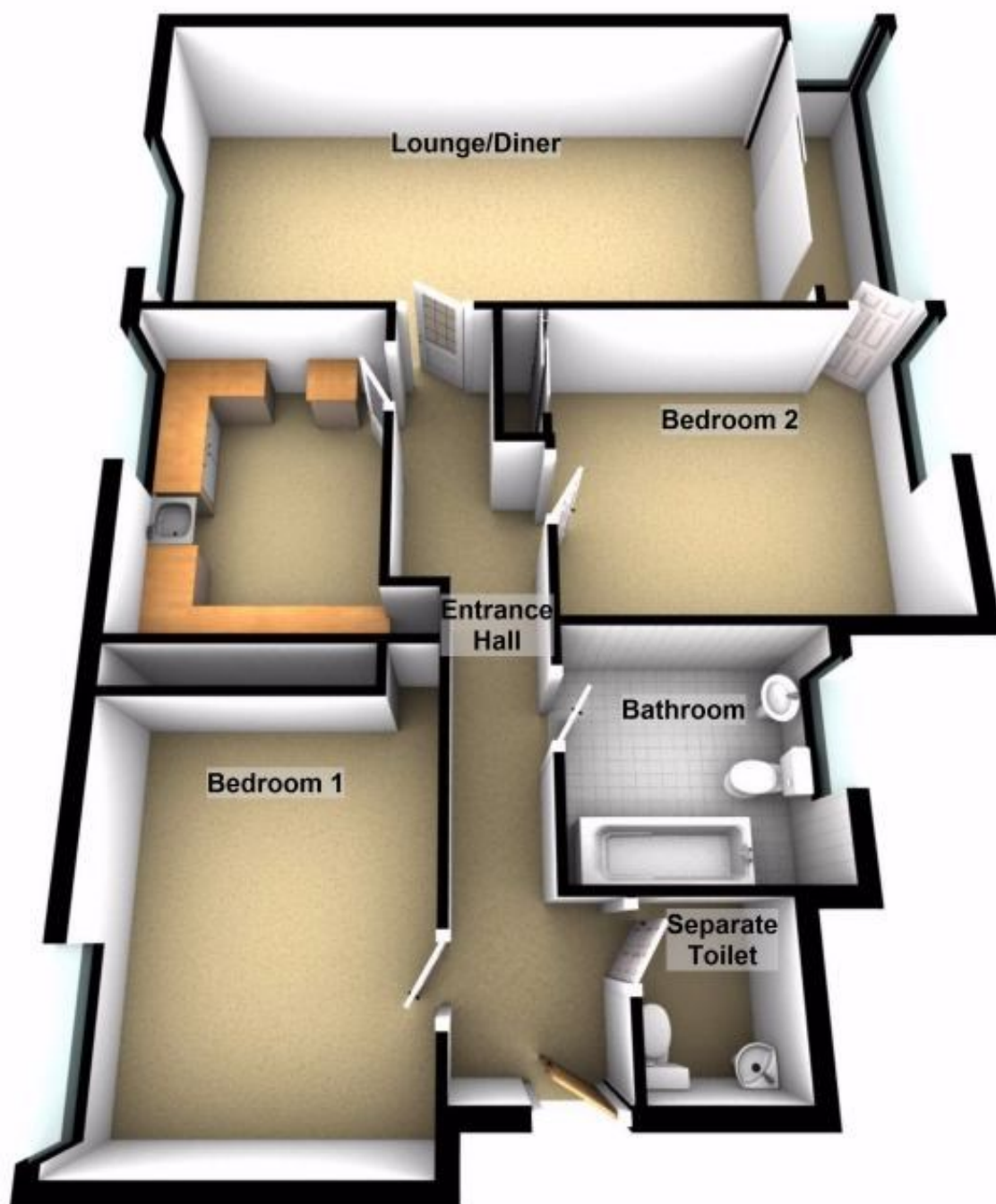
PARKING

Underground car parking space.



Local Authority **Southend on Sea Borough Council**
Council Tax Band **D**
EPC Rating **D**

Ground Floor



Lettings Office

190 London Road, Southend-On-Sea,
Essex, SS1 1PJ

Contact

01702 34 11 77
lettings@hairandson.co.uk
<https://hairandson.co.uk/>

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