

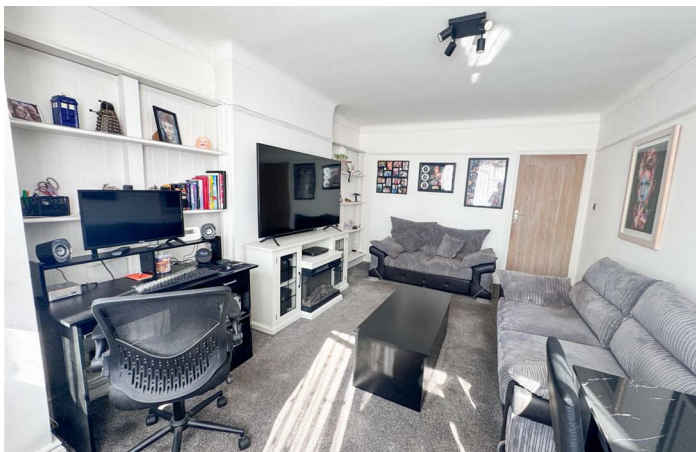


St. Johns Road, Westcliff-on-Sea

Guide Price £260,000 Leasehold

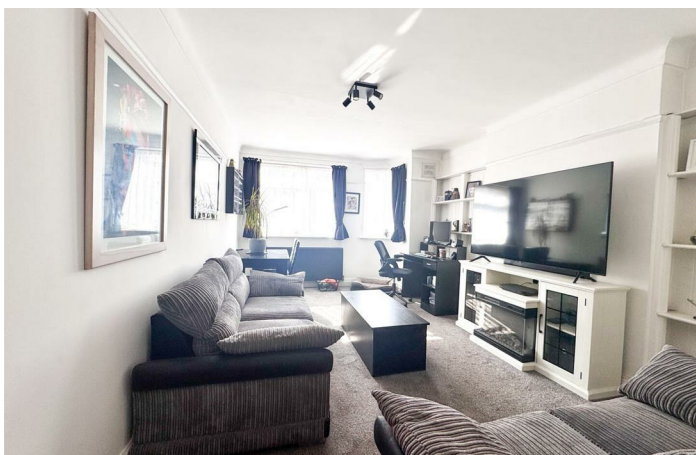
- Art Deco style flat
- Two double bedrooms
- Driveway and garage
 - Ideal first-time buy
- Tastefully presented interior
- Modern kitchen and bathroom
 - Good size lounge
- Ground floor convenience
- Close to Hamlet Court Road
 - Communal Garden





Situated just off of Hamlet Court Road is this 1930's Art Deco style purpose built ground floor flat. Tastefully presented throughout with a modern kitchen and bathroom, two double bedrooms, a good size lounge, a driveway to the side leading to a garage and a communal garden space. An ideal first or investment purchase.

The property is entered into a communal hall, where you will find your front door. Inside the property the rooms seamlessly flow off of a central hallway providing fantastic convenience for a new buyer.



Located close to good local amenities which include shops and restaurants of Hamlet Court Road, Westcliff-on-sea train station to London Fenchurch Street, within walking distance of Southend town centre, good local schools and Westcliff seafront.

Entrance Hall

7'8 x 6'8

Lounge

16'9 x 11'1

Bedroom 1

16'9 x 11'0

Bedroom 2

11'1 x 9'4

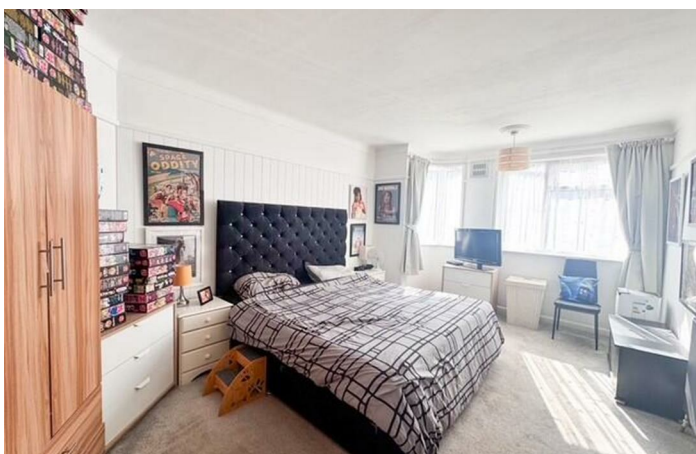
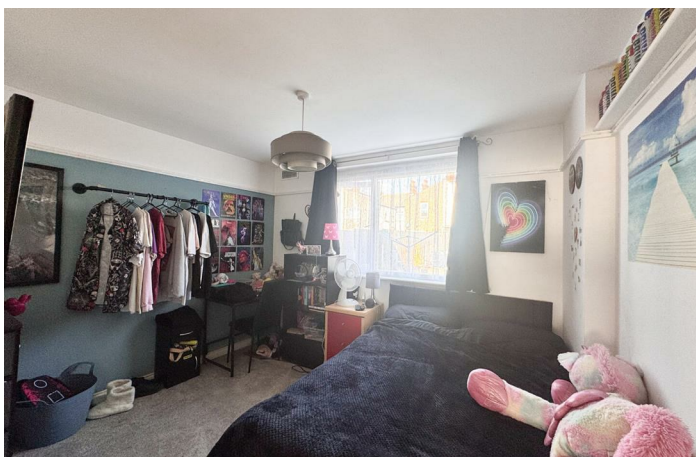
Kitchen

11 x 9'4

Bathroom

Utility

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.

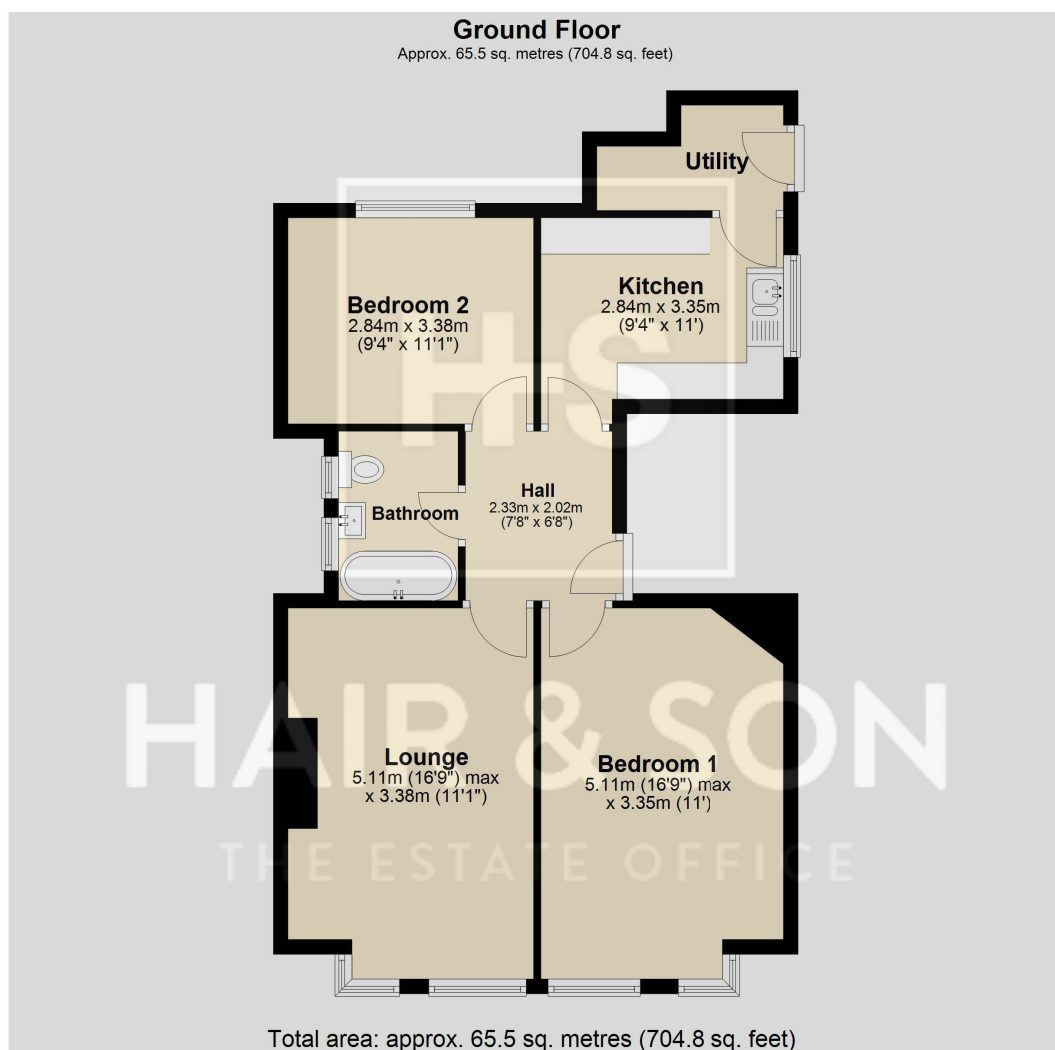




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **B**
EPC Rating **D**



Sales Office

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

Contact

01702 34 11 77

<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.