

DURDEN & HUNT

INTERNATIONAL



Lympstone Close, Westcliff-On-Sea SS0

£475,000

- Coastal Location
- Open Plan Living
- Contemporary Family Bathroom With Bath & Shower
- Driveway For Off Road Parking
- Integrated Kitchen Appliances
- Three Bedrooms
- Good Sized Garden
- Living Room & Separate Family Area

123-125 Broadway West, Leigh-On-Sea, SS9 2BU
01702 411 461

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Ground Floor
Approx. 55.7 sq. metres (599.1 sq. feet)

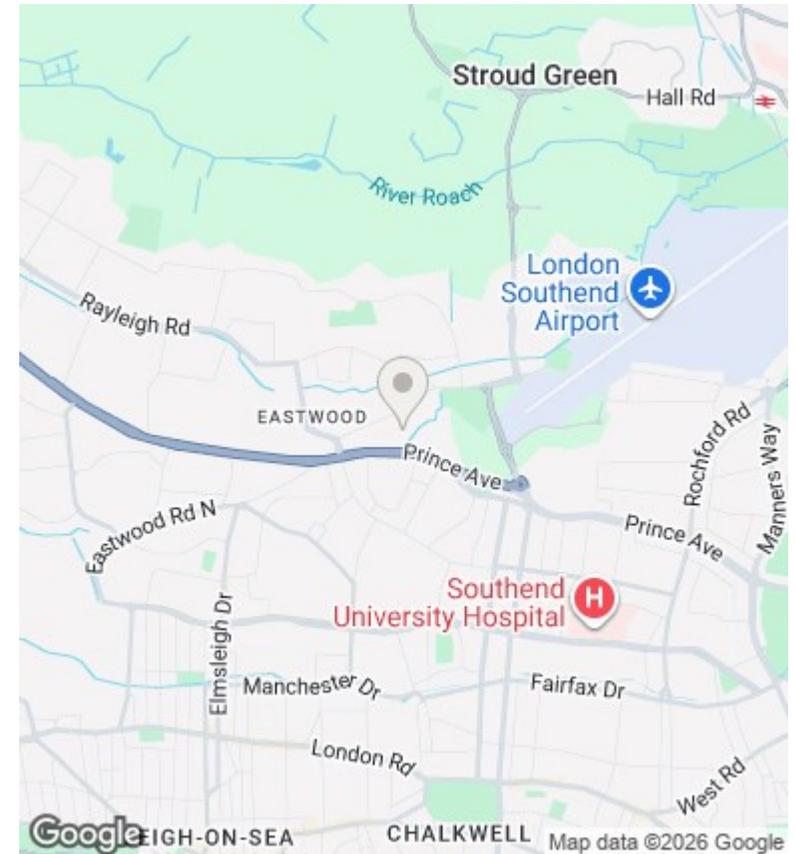
First Floor
Approx. 46.1 sq. metres (496.4 sq. feet)

Total area: approx. 101.8 sq. metres (1095.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Lymstone Close



Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

Council Tax Band

C

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	