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## 2 Britannia Road, Westcliff On Sea, SS0 8BS

### Fixed Asking Price £150,000

Well maintained first floor apartment being situated South of the London Road and close to Westcliff railway station. The property benefits from a large lounge/diner, double bedroom, kitchen with gas hob and upright electric oven and grill, and a bathroom/wc with electric shower over bath. There is full double glazing and gas central heating via radiators. Communal off street parking on a first come first serve basis, shared rear garden. No onward chain.

Front door to communal entrance hall, stairs to first floor, personal door to:

### Entrance Lobby

Laminate flooring, smooth plastered walls to coved ceiling, wall mounted security entryphone, door through to:

### Lounge 16'4" x 12'4" (4.98 x 3.76)



### Double bedroom 13'4" x 9'10" (4.07 x 3.00)



Carpeted, smooth plastered walls to coved ceiling, picture rail, ceiling rose, radiator, double glazed windows to front, door from lounge through to:

### Kitchen 13'3" x 7'1" (4.05 x 2.18)



Fitted with cupboard and draw base units and eye level wall cupboards, rolled top work surface, tiled splash backs, built in five ring gas hob with extractor over, built in upright oven and grill, sink unit with single bowl, single drainer and mixer tap, plumbing for washing machine, wall mounted boiler serving gas central heating and domestic hot water system, double glazed window to front, laminate flooring, smooth plastered walls, picture rail

Carpeted, smooth plastered walls, radiator, double glazed window to rear

### Bathroom/wc 9'3" x 4'4" (2.84 x 1.33)



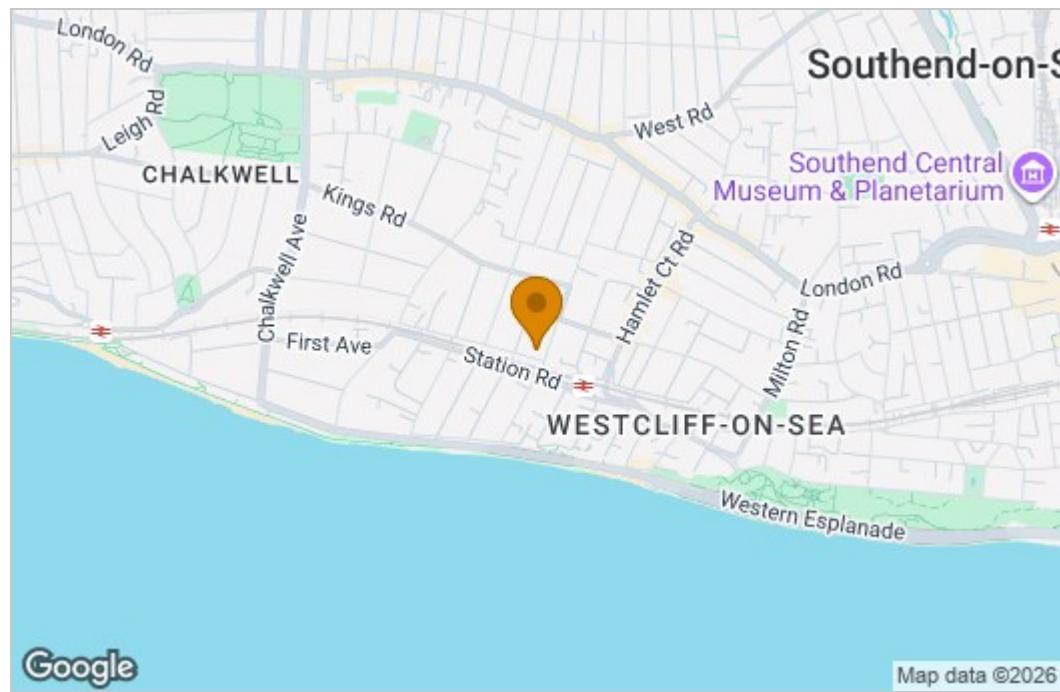
White suite consisting panelled bath with mixer tap and shower attachment, fitted electric shower, shower rail and glass shower screen, closed coupled push button flush wc, pedestal wash hand basin with mixer tap and mirror over, laminate flooring, tiled splash back, remainder of walls being smooth plastered, picture rail, opaque double glazed window to side, radiator

### Externally

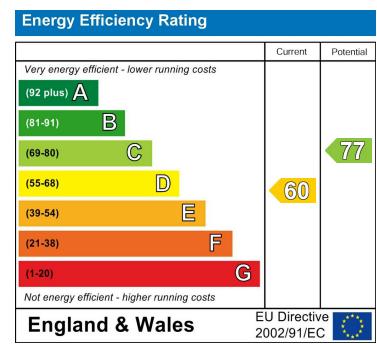
Communal rear garden. Communal off street parking on a first come first served basis.

## Floor Plan

## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.

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