

## Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

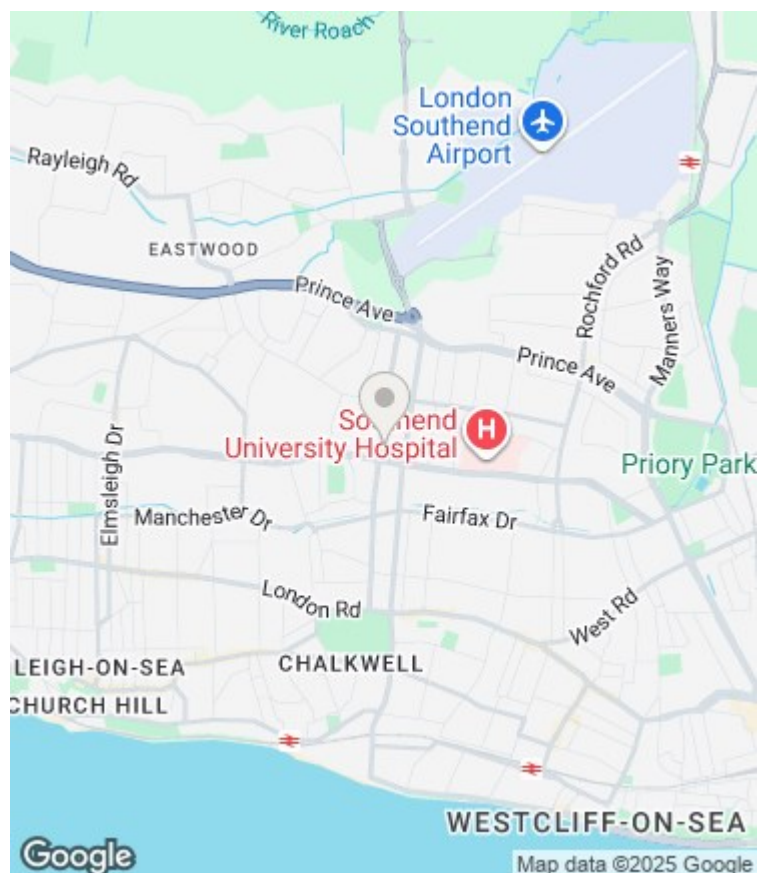
### Energy Efficiency Rating

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

### Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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PERFECT BLEND OF CHARACTER AND  
CONTEMPORARY

NO ONWARD CHAIN

OFF STREET PARKING

FITTED KITCHEN

POPULAR TREE LINED ROAD

WELL PRESENTED GROUND FLOOR FLAT

LARGE EAST BACKING GARDEN

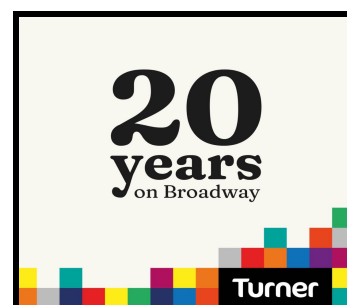
TWO GENEROUS SIZED BEDROOMS

UTILITY AREA

CLOSE PROXIMITY TO EXCELLENT SCHOOLS,  
HOSPITAL AND GOLF COURSE

**Southbourne Grove, Westcliff-On-Sea**

**GUIDE PRICE £300,000 - £325,000**



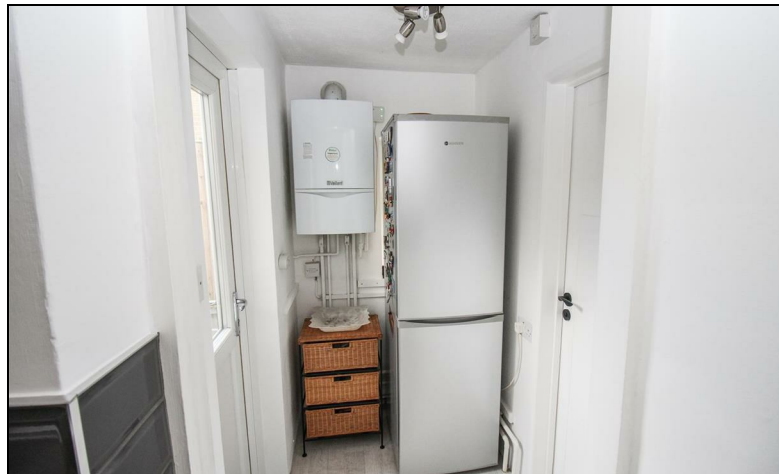
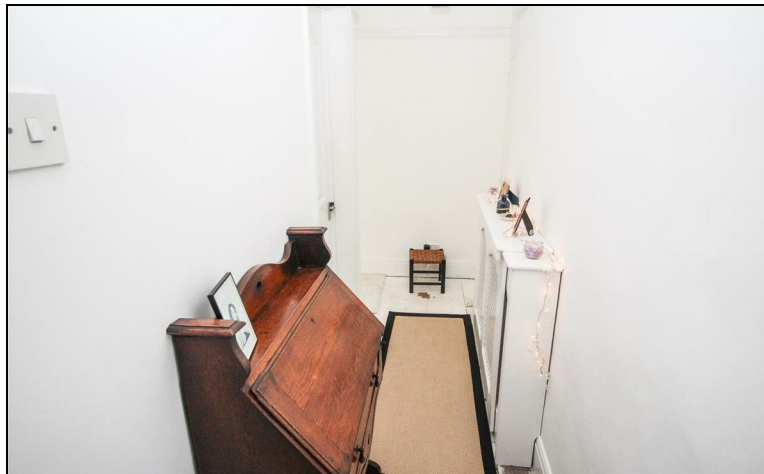


WHAT & WHERE - LOCATED ON THIS POPULAR TREE LINED ROAD AND OFFERING THE PERFECT BLEND OF CHARACTER AND COMTEMPORARY, THIS WELL PRESENTED GROUND FLOOR FLAT. WITH NO ONWARD CHAIN, GREAT SIZED REAR GARDEN, OFF STREET AND UTILITY AREA. OFFERING EASY ACCESS TO EXCELLENT SCHOOLS, BLENHEIM PARK, BELFAIRS WOODS AND GOLF COURSE, WE STRONGLY RECOMMEND AN EARLY SHOWING OF THIS FANTASTIC PROPERTY.

WHY - OFFERING SOMETHING FOR EVERYBODY, FROM FIRST TIME BUYERS, DOWNSIZERS AND INVESTMENT BUYERS, WE FEEL THIS PROPERTY APPEALS TO A WHOLE RAFT OF DIFFERENT BUYERS.



Council Tax Band : B



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Turner Sales & Lettings





COMMUNAL ENTRANCE  
PORCH  
2.21m x 0.76m (7'3" x 2'6")

COMMUNAL ENTRANCE HALL  
1.91m x 1.37m (6'3" x 4'6")

ENTRANCE HALL

LOUNGE WITH BAY WINDOW  
4.22m into bay x 3.86m  
(13'10" into bay x 12'8")

FITTED KITCHEN  
2.59m x 2.31m (8'6" x 7'7")

UTILITY AREA  
1.73m x 1.19m (5'8" x 3'11")

LEAN TO  
3.38m x 1.27m (11'1" x 4'2")

BEDROOM ONE  
3.81m x 3.33m (12'6" x 10'11")

BEDROOM TWO  
3.63m x 2.44m (11'11" x 8')

BATHROOM  
1.88m x 1.73m (6'2" x 5'8")

LARGE EAST BACKING REAR  
GARDEN  
approximately 19.81m  
(approximately 65')

OFF STREET PARKING

LONG LEASE

NO ONWARD CHAIN

LEASE DETAILS  
LEASE - 151 YEARS  
UNEXPIRED  
GROUND RENT £20 PA  
SERVICE CHARGE -  
APPROXIMATELY £750 PER  
ANNUM

THE ABOVE INFORMATION  
HAS BEEN SUPPLIED BY THE  
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A SOLICITOR



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

