

Ground Floor



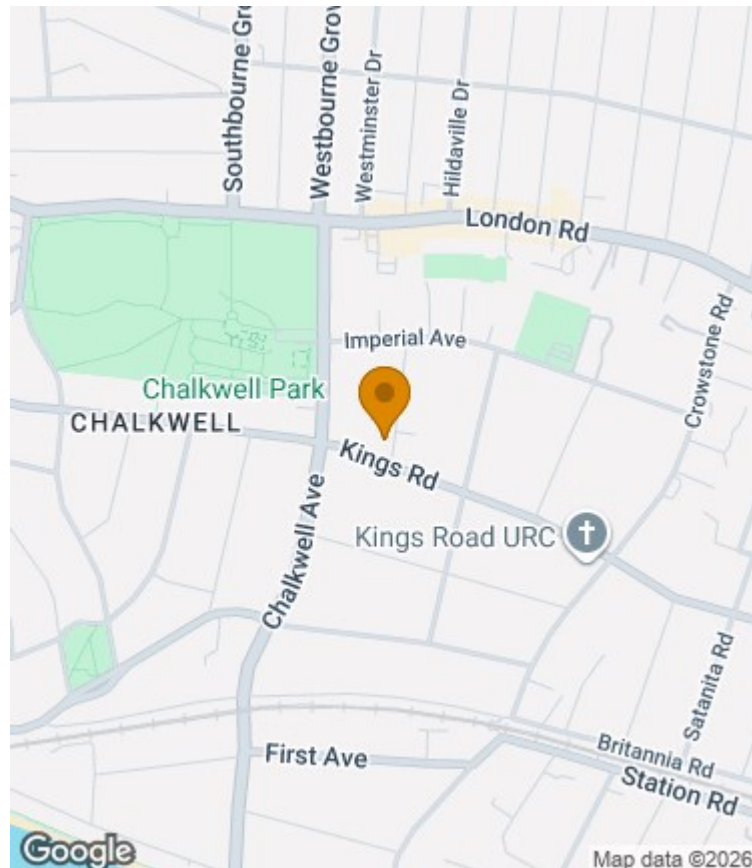
Energy Efficiency Rating

	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	

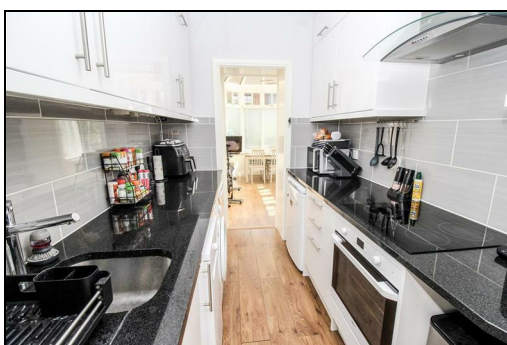
Viewing

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



**Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex,
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SHARE OF FREEHOLD

RECENTLY RE-DECORATED TO A HIGH STANDARD

SHORT STROLL TO SEAFRONT & STATION

FITTED KITCHEN

LARGE CONSERVATORY

SPACIOUS GROUND FLOOR FLAT WITH ESTUARY GLIMPSES

TWO BEDROOMS

BRIGHT & AIRY LOUNGE

ALLOCATED GATED PARKING

VIEWING AN ABSOLUTE MUST

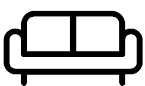
59 Kings Road, Westcliff-On-Sea

GUIDE PRICE £300,000 - £325,000

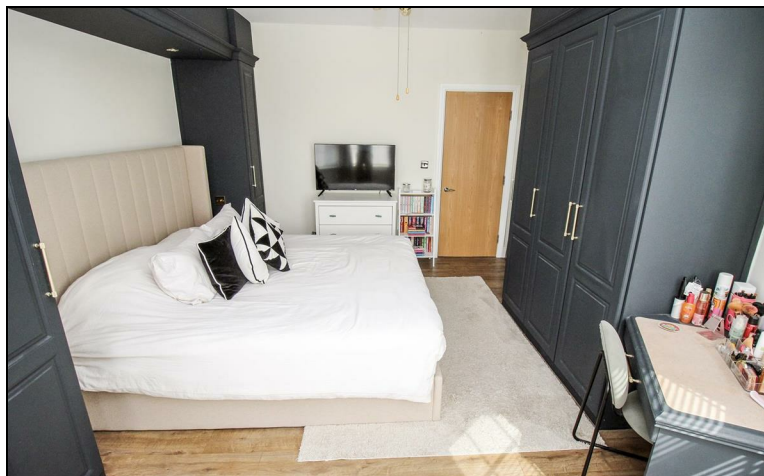


WHAT & WHERE - OFFERING THE EPITOMY OF SEASIDE LIVING THIS CHARMING AND SPACIOUS GROUND FLOOR FLAT, WHICH HAS RECENTLY BEEN RE-DECORATED TO A HIGH STANDARD BY THE CURRENT OWNER. PERFECTLY POSITIONED WITHIN WALKING DISTANCE OF THE SEAFRONT, TRAIN STATION, CHALKWELL PARK, CAFES, SHOPS AND RESTAURANTS. OFFERING TWO BEDROOMS, BRIGHT & AIRY LOUNGE, LARGE CONSERVATORY AND ALLOCATED GATED PARKING. OFFERED FOR SALE WITH SHARE OF FREEHOLD, WE STRONGLY ADVISE AN IMMEDIATE VIEWING TO FULLY APPRECIATE ALL THE FEATURES ON OFFER.

WHY - LOOKING FOR PEACEFUL LIVING WITH LOCAL AMENITIES AND TRANSPORT LINKS ON YOUR DOORSTEP, THIS SPACIOUS GROUND FLOOR FLAT WOULD MAKE A GREAT FIRST PURCHASE, IDEAL WEEKEND BOLT HOLE OR A FABULOUS OPPORTUNITY FOR A DOWNSIZER.

 2  1  1  D

Council Tax Band : C



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ENTRANCE HALL

LOUNGE

17'7" max x 12' max
(5.36m max x 3.66m max)

FITTED KITCHEN

8'2" x 6'5" (2.49m x 1.96m)

CONSERVATORY

15'1" max x 12'7" max
(4.60m max x 3.84m max)

BEDROOM ONE

14'4" max 12'5" max
(4.37m max 3.78m max)

BEDROOM TWO

10'11" x 8'5" (3.33m x 2.57m)

SHOWER ROOM

8' x 6' (2.44m x 1.83m)

COMMUNAL GARDEN

ALLOCATED GATED
PARKING

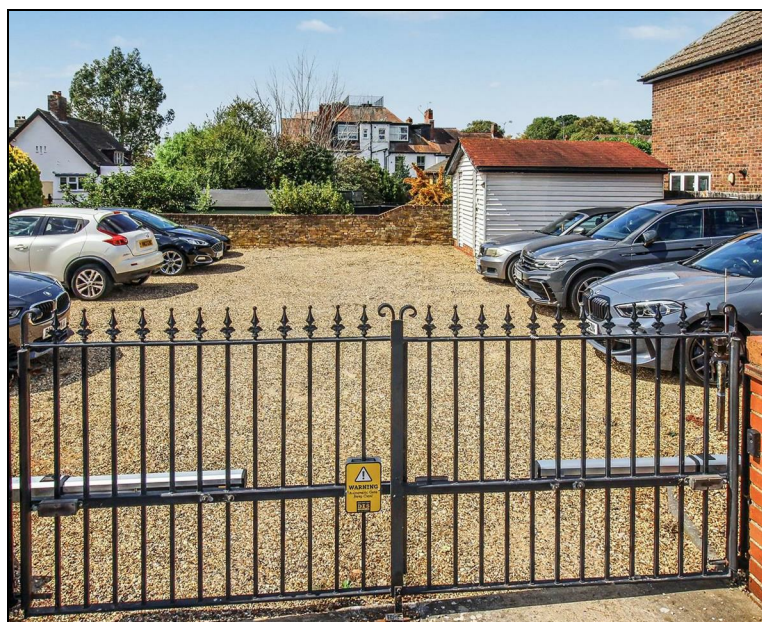
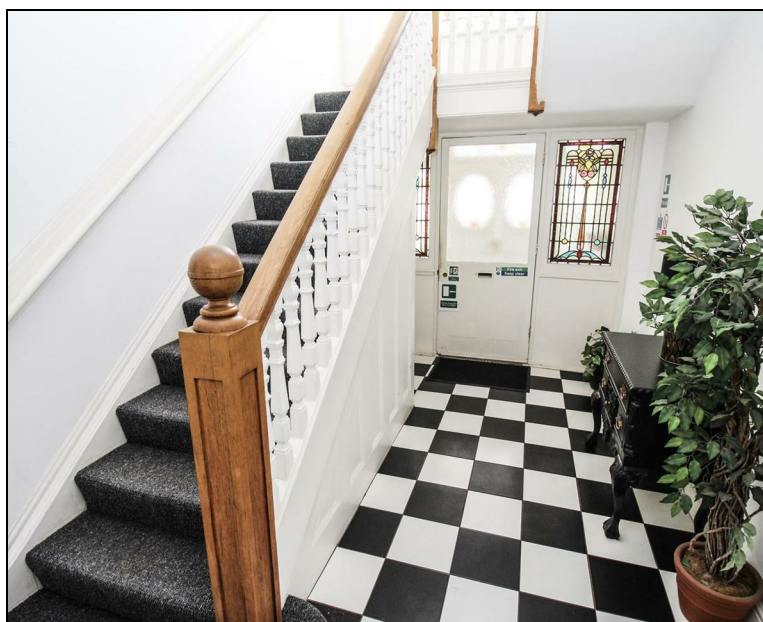
AGENTS NOTE

LEASEHOLD DETAILS

SHARE OF FREEHOLD
995 YEARS REMAINING
ON LEASE
GROUND RENT N/A

SERVICE CHARGE -
£1223 PER ANNUM

THE ABOVE
INFORMATION HAS BEEN
SUPPLIED BY THE SELLER
AND NOT VERIFIED BY A
SOLICITOR



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