



Ceylon Road, Westcliff-On-Sea, SS0 7HS

**Guide Price £260,000 - £270,000**





ARE YOU LOOKING FOR A LARGER THAN AVERAGE TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE GARDEN? \*\*GUIDE PRICE £260,000 - £270,000\*\*

Turner Sales are delighted to showcase this spacious and welcoming apartment for sale. The property is being offered with a long lease and no ground rent or service charges. Internally the property boasts a large 19'11 lounge/diner with bay window, four piece bathroom suite, modern kitchen and two spacious double bedrooms. There is direct access with new stairs leading to a private rear garden. If you are looking for a new home within a short walk to a mainline station, seafront, close to a parade of shops and only a short drive to Leigh-On-Sea and Southend, this property is ideal. Call us today to arrange a viewing.

**Entrance**  
Via door to front of the building leading to lobby with internal door to first floor.

**Hallway**  
A spacious hallway with loft access, radiator, doors to accommodation and opening through to...

**Lounge/Diner**  
19'11 x 15'8 (6.07m x 4.78m)  
Double glazed bay and further double glazed window to front, coved ceiling with inset LED spotlights, feature brick built fireplace with exposed brick alcoves either side, radiator, exposed floorboards.







**Kitchen**  
10'6 x 6'7 (3.20m x 2.01m)  
Fitted with matching units and complementary wood work surface, inset sink and drainer, built in 'Neff' microwave and oven and grill with separate induction hob, space for fridge freezer and washing machine, double glazed window and door to side leading to stairs to garden, smooth ceiling with inset LED spotlights, laminate flooring.

**Bedroom One**  
13'5 x 12'4 (4.09m x 3.76m)  
Smooth ceiling with inset LED spotlights, double glazed window to rear, radiator, laminate flooring.

**Bedroom Two**  
13'8 x 9'10 (4.17m x 3.00m)  
Double glazed window to rear, built in wardrobe, smooth ceiling, laminate flooring.

**Bathroom**  
10'6 x 7'3 (3.20m x 2.21m)  
A four piece suite comprising walk in corner shower cubicle, panel bath, wash hand basin with mixer tap in vanity unit and low level w/c with push button flush, smooth ceiling, double glazed opaque window to side, wood effect vinyl laid to floor.

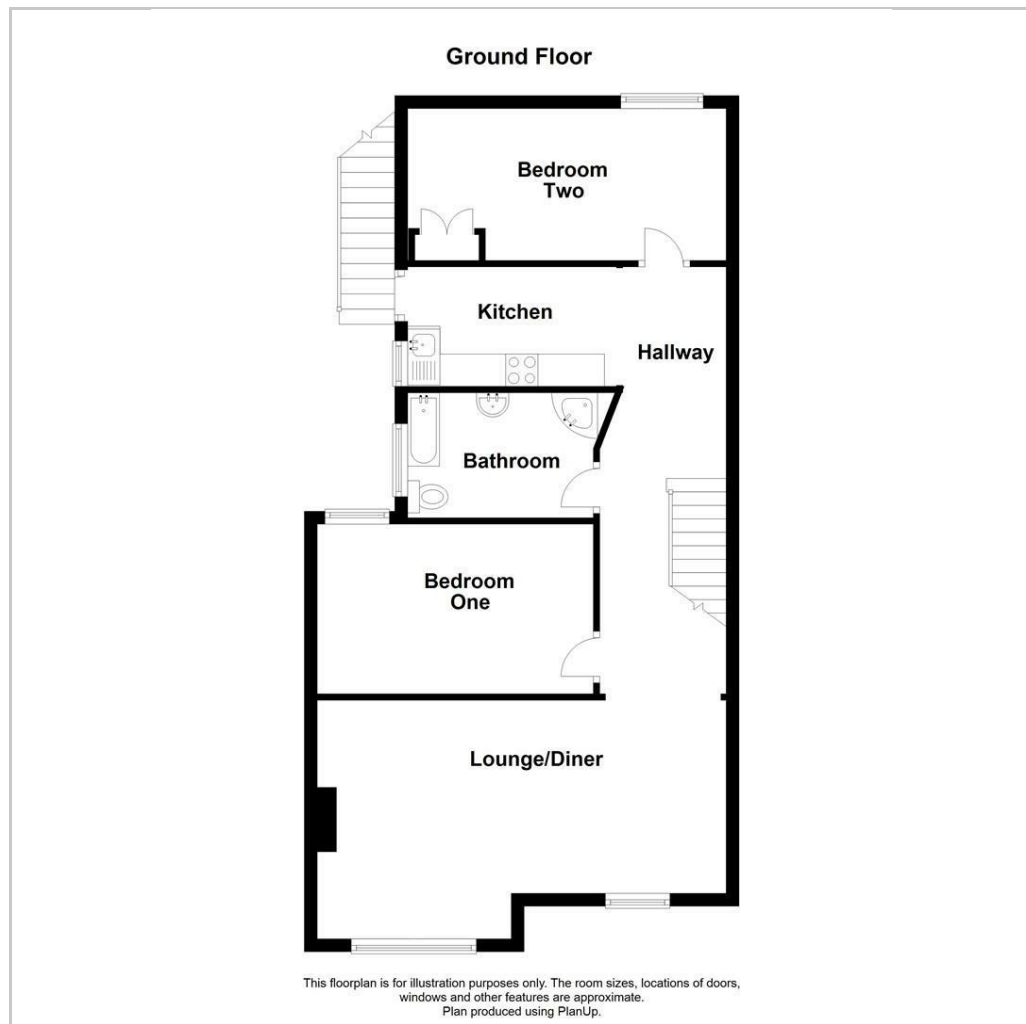
**Garden**  
Direct access from newly fitted wooden stairs leading to gate to private garden, fence to all boundaries, lawned area and raised decking to rear.

**Agents Notes**  
We have been advised by the current owner that there are 156 years remaining on the lease with no ground rent or service charge costs.

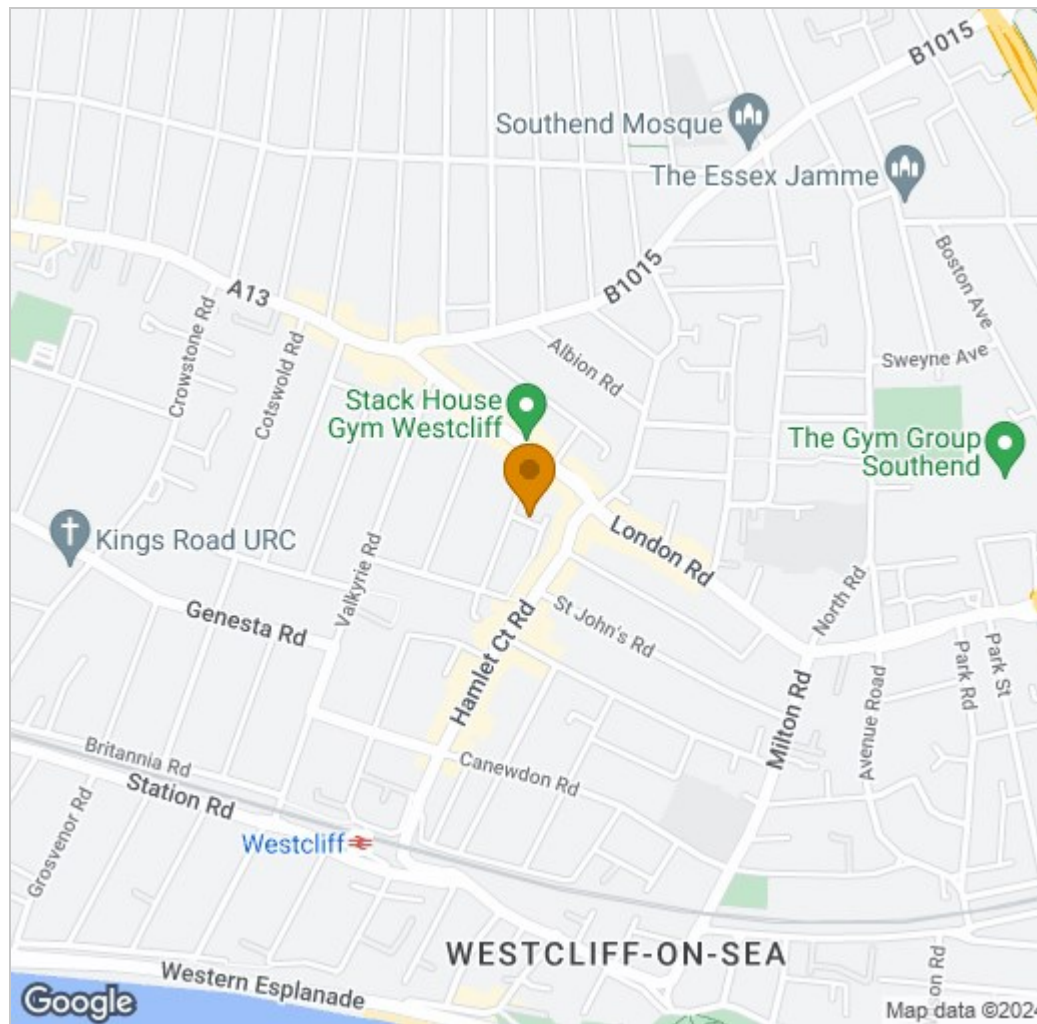




## Floor Plan



## Area Map



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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