



St Helens road, Westcliff on sea

IDEAL BUY TO LET: Castle estate agents are pleased to offer for sale this large 3 bedroom first floor refurbished apartment set in the ideal location in the heart of Westcliff on sea set within easy walking distance to Westcliff station, shops and all bus routes, shops and all bus routes.

- 3 Bedrooms
- Refurbished
- New bathroom
- Long lease
- walk to local shops and buses
- First floor
- New kitchen
- New carpets
- Walk to Westcliff station
- Chain free

£170,000 Leasehold

Front aspect

Small front garden with shrub borders to communal hardwood door with frosted glass insets to communal hallway with dado rail, coving and hardwood own front door to:



Inner hallway

New carpets, stairs to first floor, doors to all rooms, loft access, picture rail, radiator, large storage cupboard.



Large lounge 15'9" by 11'8" (4m 80cm x 3m 56cm) Max

Double glazed leded bay window to the front aspect, coving, picture rail, radiator, power points, tv point, telephone point, new carpets.



Kitchen 8'5" by 8'0" (2m 57cm x 2m 44cm) Max

Double glazed leded window to the side aspect, radiator, power points, eye level and base level units, roll top work surfaces incorporating stainless steel sink with single drainer and mixer taps, 4 ring electric hob with under oven and over extractor fan, space for washing machine and fridge freezer, tiled splash backs.



Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and shower attachment, tiled splash back, laminated wood flooring, radiator, Double glazed frosted window to the side aspect.



Bedroom 1 12'6" by 12'0" (3m 81cm x 3m 66cm) Max

Double glazed window to the rear aspect, cast iron feature fire place, coving, radiator, large storage cupboard, new carpets, power points.

Bedroom 2 11'8" by 9'8" (3m 56cm x 2m 95cm) Max


Double glazed window to the rear aspect, radiator, power point, tv point, telephone point, new carpets.

Bedroom 3 9'4" by 5'8" (2m 84cm x 1m 73cm) Max


Double glazed window to the front aspect, Radiator, power points, new carpets.

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	18	23
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	39
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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