

SCOTT &  
STAPLETON

KINGS ROAD  
Westcliff-On-Sea, SS0 8BH  
£250,000





## KINGS ROAD

**£250,000**

WESTCLIFF-ON-SEA, SS0 8BH

Scott & Stapleton are pleased to bring to the sales market this great apartment situated in the ever-popular Kings Road area of Westcliff-on-Sea. This well-presented two-bedroom ground floor flat offers a fantastic opportunity for first-time buyers, downsizers or investors alike. Benefitting from its own private garden and allocated parking space, the property combines comfortable living with excellent practicality in a highly sought-after coastal location.

Inside, the flat features spacious and well-proportioned accommodation throughout, including a bright lounge, fitted kitchen, two good-sized bedrooms and a modern bathroom. The private garden provides an ideal outdoor space for relaxing, while the added convenience of off-street parking is a real bonus for the

Scott & Stapleton are pleased to bring to the sales market this great apartment situated in the ever-popular Kings Road area of Westcliff-on-Sea. This well-presented two-bedroom ground floor flat offers a fantastic opportunity for first-time buyers, downsizers or investors alike. Benefitting from its own private garden

and allocated parking space, the property combines comfortable living with excellent practicality in a highly sought-after coastal location.

Inside, the flat features spacious and well-proportioned accommodation throughout, including a bright lounge, fitted kitchen, two good-sized bedrooms and a modern bathroom. The private garden provides an ideal outdoor space for relaxing, while the added convenience of off-street parking is a real bonus for the area.

Added benefits include LONG LEASE and LOW service charges.

Ideally positioned close to local amenities, popular schools, Westcliff station and the seafront, Kings Road is renowned for its attractive period surroundings and excellent transport links, making it a desirable place to call home.

An internal inspection is advised to avoid disappointment.



## Accommodation comprises

Communal Entrance door & hallway leading to personal entrance door.

## Entrance hall

Spacious L shaped hallway with radiator, laminate flooring, ceiling spotlights.

## Lounge

4.9 x 3.9 (16'0" x 12'9")

Large room with UPVC double glazed bay window to rear with half UPVC double glazed door onto garden. Laminate flooring, radiator, picture rail. Open plan in to kitchen/breakfast room.

## Kitchen/breakfast room

3.6 x 2.1 (11'9" x 6'10")

Range of base level Shaker style units with open shelving to eye level. Integrated appliances including electric oven, separate electric hob, extractor fan & dishwasher, spaces for fridge/freezer, washing machine & tumble dryer. Square edge solid wooden worktops with inset Butler sink & mixer tap, tiled splashbacks, ceiling spotlights, laminate flooring.

## Bedroom 1

3.7 x 3.1 (12'1" x 10'2")

UPVC double glazed windows to side. Double radiator, picture rail, laminate flooring.

## Bedroom 2

2.8 x 2.3 (9'2" x 7'6")

UPVC double glazed windows to side. Radiator, wall mounted Main combination boiler (not tested).

## Bathroom

2.4 x 2.1 (7'10" x 6'10")

Obscure UPVC double glazed window to side. Recently fitted luxury bathroom with suite comprising of large bath with mixer tap, separate shower over & glass screen, low

level WC & pedestal wash hand basin with mixer tap, tiled floor, part tiled walls, heated towel rail, ceiling spotlights, extractor fan.

## Rear garden

Courtyard style garden area with patio floor, raised flower & shrub beds & fenced border with steps and gate leading to parking space.

## N.B

The vendor informs us that:

The lease has 174 years remaining, £800 PA Service Charges & £100 PA Ground Rent



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	75	England & Wales
		64	EU Directive 2002/91/EC