

**SCOTT &  
STAPLETON**

**MANOR ROAD**  
Westcliff-On-Sea, SS0 7SS  
**£155,000**





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WESTCLIFF-ON-SEA, SS0 7SS

Scott & Stapleton are delighted to offer for sale this super top floor apartment situated in a highly sought after location just a few minutes walk from Westcliff on Sea mainline railway station.

This fabulous property offers spacious accommodation including a large lounge/diner, modern fitted kitchen, double bedroom & bathroom. There are also the added benefits of communal gardens & parking plus a share of freehold.

The property is just yards from Chalkwell seafront with Hamlet Court Road shopping facilities also close to hand.

Offered with vacant possession & no onward chain this would be a perfect first time purchase. An early internal inspection is strongly advised.

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### ACCOMMODATION COMPRISES:

The property is approached via communal entrance door into the communal hallway with stairs leading to all floors with further door leading to:

### LOUNGE:

4.52m x 3.53m (plus door recess) (14'10 x 11'7 (plus door recess))

Double glazed window to side aspect with estuary views, further double glazed three quarter length tilt n turn french doors to rear aspect with Juliette Balcony and estuary views, carpeted, power points, telephone point, television point, radiator, doors to kitchen, bedroom and lobby.

### KITCHEN:

3.12m x 2.64m (10'3 x 8'8)

Double glazed window to front aspect, the kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap, inset into a range of roll edge work surfaces which continue to the expanse of two wall with an abundance of cupboards and drawers beneath, space for cooker and fridge/freezer, further appliance space and plumbing for washing machine, further range of matching eye level wall mounted units, carpeted, power points, wall mounted combination boiler (not tested).

### BEDROOM ONE:

3.33m x 3.05m (10'11 x 10')

Double glazed window to front aspect, carpeted, power points, telephone point, textured ceiling, radiator.

### INNER LOBBY:

Carpeted, built-in storage cupboard, door to bathroom.

### BATHROOM:

Three piece white suite comprising of panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, carpeted, textured ceiling, radiator.

### EXTERNALLY:

The property has a share of the rear garden & off street parking to the front on a first come first serve basis.

### LEASE INFORMATION:

The property comes with a share of the Freehold. The lease has approx. 161 years remaining. Service charge approx. £1,000 per annum. Buildings Insurance approx. £290 per annum. Managing Agents: Ayers & Cruiks

