SCOTT &
STAPLETON

**158 STATION ROAD**
Westcliff-On-Sea, SS0 7SB
**£875 PCM**

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### WESTCLIFF-ON-SEA, SS0 7SB

Scott & Stapleton are pleased to offer for rent this self contained ground floor apartment benefitting from OFF STREET PARKING & being just yards away from Westcliff mainline railway station.

The property has an open plan lounge/diner & newly fitted kitchen. double bedroom & shower room. The property has full UPVC double glazing & gas central heating plus an off street parking space to the rear.

Just yards from Westcliff mainline railway station the property is also close to Westcliff seafront, Hamlet Court Road shopping facilities and all other amenities.

Available immediately, view now to avoid disappointment.

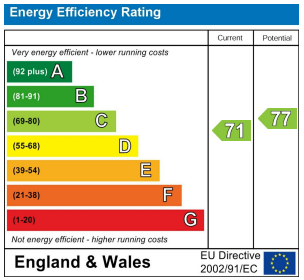
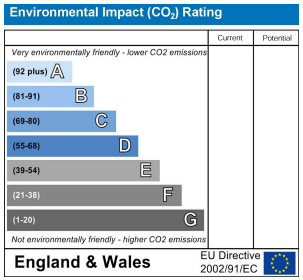
These particulars do not constitute any part of an offer or Contract. Accordingly their accuracy is not guaranteed and neither the Vendor, Scott and Stapleton nor any Partner in or employee of Scott and Stapleton accept any liability in respect to their contents or statements made. Any prospective purchaser or lessee should satisfy themselves (by inspection or otherwise) as to the correctness of statements or information in these particulars.

## Accommodation comprises
Communal entrance hall with personal door leading to

## Entrance hall
Intercom system. Open in to lounge/diner/kitchen.

## Lounge/diner/kitchen
4.7 x 3.3 (15'5" x 10'9")
UPVC double glazed window to side. Laminate flooring, large fitted cupboard, double radiator. Newly fitted kitchen with base & eye level units with drawer pack, brand new electric oven, separate gas hob & extractor fan, spaces for washing machine & fridge/freezer. Wood effect worktops with inset stainless steel sink unit with matching drainer & mixer tap, part tiled walls, wall mounted Independent combination boiler in matching cupboard. Door to bedroom.

## Bedroom
3.3 x 2.7 (10'9" x 8'10")
UPVC double glazed window to rear, UPVC double glazed door to rear to car parking space. Double radiator, coved ceiling. Door to shower room.

## Shower room
2.2 x 0.7 (7'2" x 2'3")
White suite comprising of shower cubcice, wall mounted wash hand basin with mixer tap & low level WC. Part tiled walls, coved ceiling, extractor fan.

## Externally
Hardstanding providing off street parking for 1 car approached via service road from Seaforth Road.