

SCOTT &
STAPLETON

WHITEFRIARS CRESCENT
Westcliff-On-Sea, SS0 8EU
£310,000





WHITEFRIARS CRESCENT

£310,000

WESTCLIFF-ON-SEA, SS0 8EU

Scott & Stapleton are delighted to offer for sale this impressive ground floor garden flat situated in a sought after & convenient location just yards from Chalkwell seafront.

This super property has retained numerous original features and benefits from spacious, well presented accommodation including 2 double bedrooms, modern fitted shower room, large lounge/diner & luxury fitted kitchen/breakfast room with underfloor heating..

The property also benefits from the entire rear garden which has a large patio & extensive lawns plus the added attraction of 2 allocated off street parking spaces to the front.

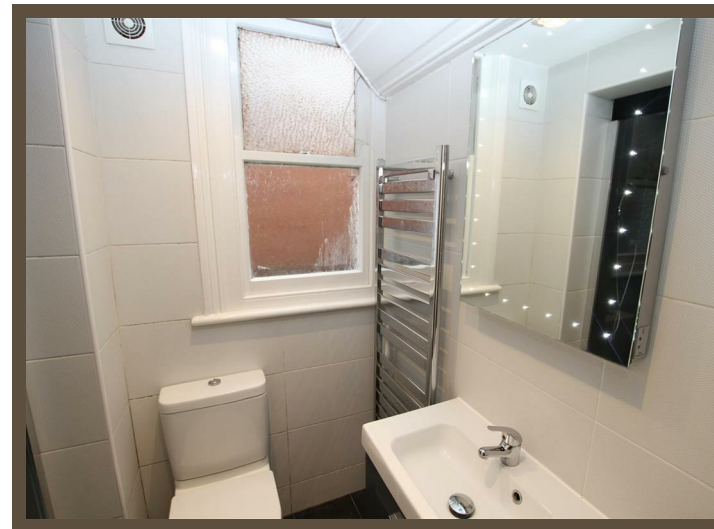
Scott & Stapleton are delighted to offer for sale this impressive ground floor garden flat situated in a sought after & convenient location just yards from Chalkwell seafront.

This super property has retained numerous original features and benefits from spacious, well presented accommodation including 2 double bedrooms, modern fitted shower room, large lounge/diner & luxury fitted kitchen/breakfast room with underfloor heating..

The property also benefits from the entire rear garden which has a large patio & extensive lawns plus the added attraction of 2 allocated off street parking spaces to the front.

Within easy walking distance of either Westcliff or Chalkwell station, there are numerous seafront cafes, restaurants plus local shops also nearby.

A great opportunity for a first time purchase, downsizing option or long term buy to ket opportunity. Offered with no onward chain an early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door leading to communal entrance hall with private door leading to hallway.

Hallway

Stripped wood flooring, coved ceiling, intercom system. Panelled doors to all rooms.

Master bedroom

5.59m into bay x 3.61m (18'4 into bay x 11'10)

Large UPVC double glazed bay window to front. Coved ceiling with feature plaster mouldings. Feature brick fireplace with wooden mantle, stripped wood flooring, radiator.

Bedroom two

3.53m x 2.67m (11'7 x 8'9)

UPVC double glazed window to side. Radiator.

Shower room

2.16m x 1.57m (7'1 x 5'2)

Obscure glazed window to side. White suite comprising of large walk in double shower cubicle with glass screen, low level WC & wash hand basin in vanity unit with mixer tap & drawers under. Fully tiled walls & floor, heated towel rail.

Lounge/diner

5.77m x 3.63m (18'11 x 11'11)

UPVC double glazed french doors with adjacent full height UPVC double glazed windows to rear on to garden. Stripped wood flooring, 2 radiators, coved ceiling. Archway to kitchen/breakfast room

Kitchen/breakfast room

4.09m x 2.92m (13'5 x 9'7)

UPVC double glazed french doors to rear on to garden. Range of base & eye level units with drawer pack & spaces for electric oven, washing machine & fridge/freezer. Roll edge worktops with one and a quarter bowl sink unit with mixer tap & matching drainer, underfloor heating, tiled splashbacks, ceiling spotlights.

Rear garden

Large private rear garden extending to approx. 50' with large tiled patio leading to extensive, well tended lawns. Timber shed & summerhouse. Fully fenced, outside lighting & tap. Pedestrian access to front.

Front garden

Hardstanding providing off street parking for 2 cars.

Lease details

The property currently has 74 unexpired years remaining on the lease.

Freeholder is Mr Mike Stapleton.

Lease extension likely to cost in the region of £20,000

Ground rent £75 per year.

Buildings Insurance approx. £450 per year.

Maintenance approx. £250 per year.

