

SCOTT &
STAPLETON

WEST ROAD
Southend-On-Sea, SS3 9DT
£220,000





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Scott & Stapleton are delighted to offer for sale this mixed use end terrace investment property benefitting from huge potential.

Currently a ground floor retail shop with office, kitchen & WC whilst the first floor is a self contained 1 bedroom flat in excellent condition with delightful rear garden plus hardstanding to the front. Excellent live/work opportunity, buy to let shop & flat with approx. 7% annual yield or development opportunity as 2 flats or returned to a single home (stpp).

Great location close to local shops, schools, Shoeburyness railway station & seafront. Offered with no onward chain an early internal inspection is strongly advised.

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Accommodation comprises

Shop

Total appro. 480 sq ft.

Main shop front

3.78m x 3.38m (12'5 x 11'1)

Glazed door to front, large picture window to front.
Cupboard housing meters, opening to rear shop area.

Further shop area

3.78m x 3.38m (12'5 x 11'1)

Half glazed door to rear lean to. Laminate flooring, opening to office.

Office

2.54m x 2.41m (8'4 x 7'11)

Two obscure glazed windows to side. Door to kitchen.

Kitchen

2.54m x 1.35m (8'4 x 4'5)

Obscure glazed window to side. Base level units with breakfast bar & stainless steel sink unit with matching drainer, part tiled walls, door to lobby.

Lobby

1.09m x 1.09m (3'7 x 3'7)

Window to rear. Door to WC.

WC

1.63m x 0.74m (5'4 x 2'5)

Low level WC, wall mounted wash hand basin, extractor fan.

Lean to

4.90m x 1.37m (16'1 x 4'6)

Glazed door to rear on to garden.

First floor flat

Self contained with own entrance door to side and stairs to first floor.

Lounge

3.84m x 3.30m (12'7 x 10'10)

UPVC double glazed window to rear. Coved ceiling, feature brick fireplace, cupboard housing meters. Opening in to kitchen.

Kitchen

2.69m x 2.01m (8'10 x 6'7)

UPVC double glazed window to side. Range of base & eye level units with spaces for fridge/freezer & washing machine, roll edge worktops with stainless steel sink unit, matching drainer & mixer tap, tiled splashbacks. Door to bathroom.

Bathroom

2.64m x 1.85m (8'8 x 6'1)

Two obscure UPVC double glazed windows to rear. White suite comprising of panelled bath with mixer tap & shower attachment, sink in vanity unit with cupboard below & low level WC, heated towel rail, part tiled walls.

Bedroom

3.89m x 3.30m (12'9 x 10'10)

Two UPVC double glazed windows to front. Coved ceiling, built in cupboard over stairs.

Rear garden

Delightful garden extending to approx. 45' with well stocked flower & shrub borders. Patio area, brick built potting shed to rear of building. Fully fenced, pedestrian access to rear.

Front garden

Hardstanding to front, pedestrian access to side & rear.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are for guidance only. The floorplan is not to scale and is not intended to show details of individual rooms. It is not a legal drawing and should not be used as such. The copyright of this floorplan is held by the Royal Institution of Chartered Surveyors. ©RICS 2002.

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

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
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