

SCOTT &  
STAPLETON

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







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**SOUTHEND-ON-SEA, SS3 9DT**

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

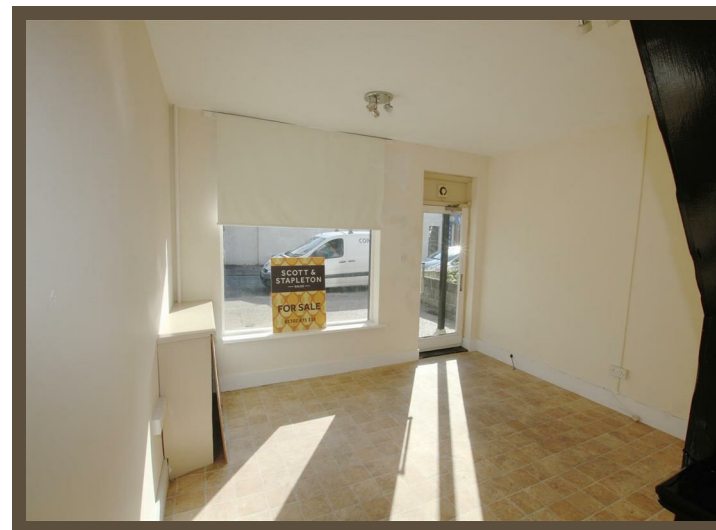
Currently a ground floor retail shop with office, kitchen & WC whilst the first floor is a self contained 1 bedroom flat in excellent condition with delightful rear garden plus hardstanding to the front. Excellent live/work opportunity, buy to let shop & flat with approx. 7% annual yield or development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

