

**SCOTT &
STAPLETON**

STATION ROAD
Westcliff-On-Sea, SS0 7SB
Offers In Excess Of £700,000





STATION ROAD

£700,000

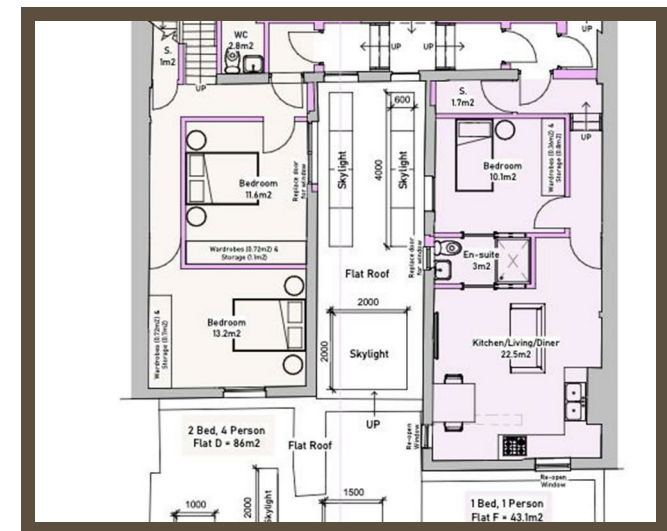
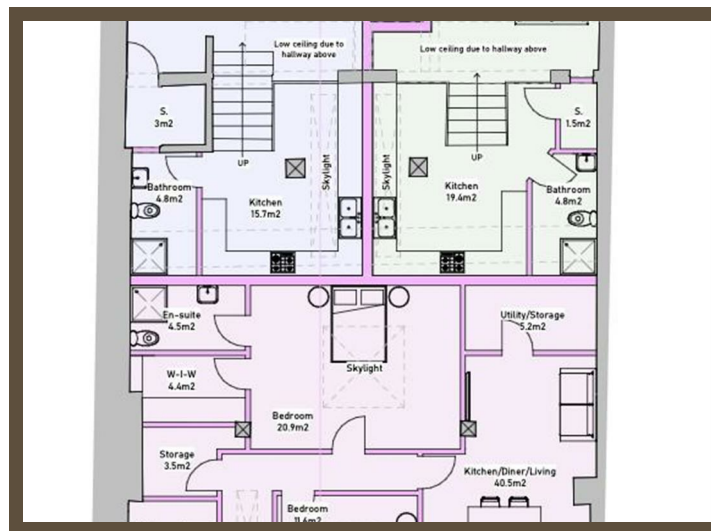
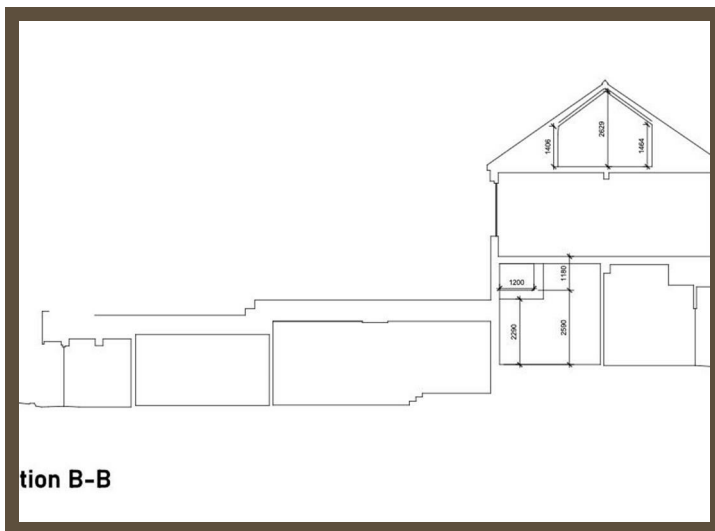
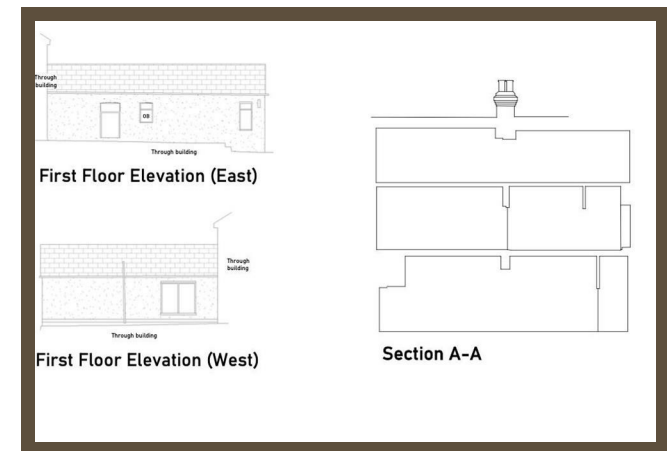
WESTCLIFF-ON-SEA, SS0 7SB

Scott & Stapleton are privileged with instructions to offer for sale this exciting development opportunity to convert this substantial property in to 6 luxury self contained apartment.

The property is approx. 5,000 sq ft and is located in a highly convenient location directly opposite Westcliff mainline railway station within easy access of westcliff seafront & Hamlet Court Road shopping facilities.

The property benefits from planning permission for the conversion with an expected gross development value (GDV) in the region of £1,350,000 or a rental yield of approx. £88,000 per annum.

This is a great opportunity to get stuck straight in to a conversion with realistic sales potential or excellent long term rental yields. An early internal inspection is strongly advised.



Flat 1

111.7 sq m, 2 bedroom ground floor flat - £275,000 - £1,500 pcm

Flat 2

70.48 sq m 1 bedroom ground floor flat - £200,000 - £1,100 pcm

Flat 3

58.63 sq m - 1 bedroom ground floor flat - £180,000 - £1,000 pcm

Flat 4

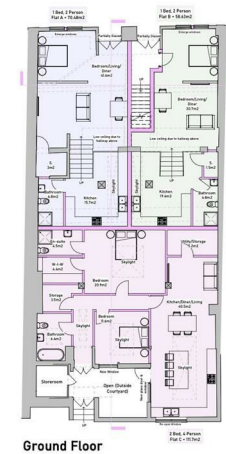
61 sq m 2 bedroom first floor flat - £250,000 - £1,350 pcm

Flat 5

43.1 sq m 1 bedroom first floor flat - £180,000 - £1,000 pcm

Flat 6

86 sq m 2 bedroom first & second floor maisonette - £250,000 - £1,400 pcm



Ground Floor

Energy Efficiency Rating		
	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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	