



Southview Drive,
Westcliff-On-Sea, Essex

£175,000

Located in a popular residential area of Westcliff-On-Sea, we have this well presented two bedroom first floor flat that boasts a bright living space throughout and benefits from a modern fitted kitchen. Internally the property offers a well balanced layout.

The flat currently comprises of a good size lounge, modern fitted kitchen, one double bedroom, one single bedroom and a modern three piece shower room.

The property is located within easy reach of a number of local amenities being a short walk of Hamlet Court Road and London Road with both offering a wide variety of restaurants and shops. There are highly regarded secondary and primary schools nearby.

Local transport links include Westcliff/ Chalkwell mainline railway stations (C2C) and easy access to A13 and A127 alongside local bus routes.

Parking arrangements: On street parking.
Council tax: Band D. Tenure: Leasehold.
Service Charge: £0
Ground Rent: £500 per annum
Buildings insurance: £150 per annum
Lease remaining: 170 years

Lounge

15' 9" x 11' 2" (5.05m x 3.40m)

White painted walls, feature fire place, double glazed bay windows and fitted carpets.

Kitchen

8' 0" x 5' 10" (2.44m x 1.78m)

Wall and floor cupboards, worktop with stainless steel sink and integrated gas hob plus integrated cooker. Splash back tiles around the worktop and white painted to the rest of the walls. Wood effect vinyl floor. Upvc double glazed door leading to the private rear garden.

Rear Garden

Direct access down to private rear garden. Fully lawned.

Shower Room

Three piece shower room, tiled walls around the shower, painted to the rest of the room, obscured double glazed window, wood effect vinyl floor.

Bedroom One

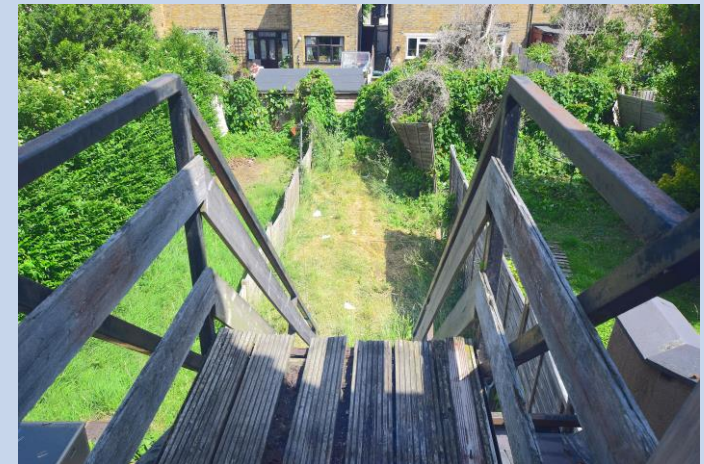
11' 10" x 9' 0" (3.60m x 2.74m)

Small double bedroom. White painted walls, double glazed windows, fitted carpets.


Bedroom Two


9' 11" x 6' 2" (3.02m x 1.88m)

Single bedroom. White painted walls, double glazed windows, fitted carpets.

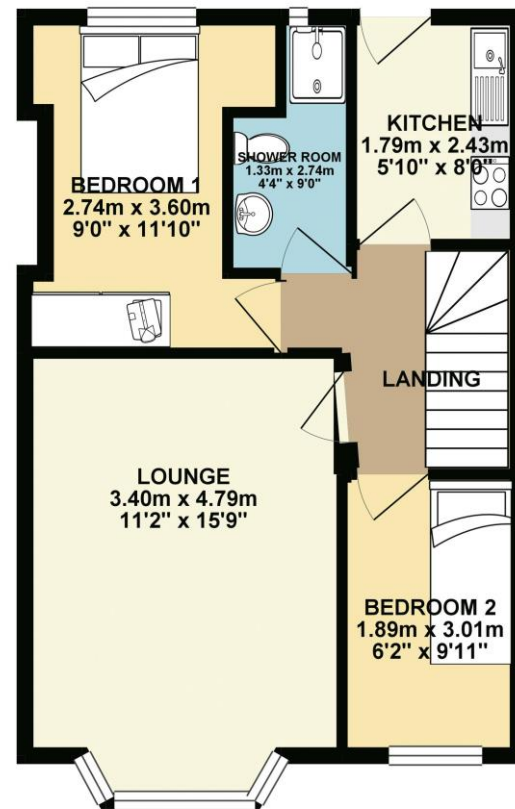




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

FIRST FLOOR 42.27 sq. m.
(455.04 sq. ft.)



TOTAL FLOOR AREA : 42.27 sq. m. (455.04 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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