



WESTCLIFF PARK DRIVE, WESTCLIFF ON SEA  
OFFERS IN THE REGION OF: - £220,000 LEASEHOLD

## ONE BED TWO RECEPTION ROOM GROUND FLOOR FLAT WITH OWN REAR GARDEN AND PARKING

Leigh on Sea | 01702 470625 | leighonsea@winkworth.co.uk

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**DESCRIPTION:**

Winkworth are delighted to bring to the market this 1/2-bedroom ground floor flat with the added benefit of off-road parking and own rear garden.

The property is located in a popular area of Westcliff On Sea and local amenities are close by.

The property has is being offered for sale with no on ward chain and needs modernization.

There is a good size lounge to the rear, a bedroom to the rear, there is also a 2nd reception room or second bedroom, bathroom and kitchen. To the front is off road parking.

We would advise an early booking to avoid disappointment.

Accommodation: -

Communal entrance door to entrance hall.

Entrance door to entrance hall. doors to all rooms

Lounge: - 12'11 x 12'11 Double opening doors to rear and windows to rear.

Bedroom One: - 15 into bay x 11'11. Bay window to front by folding doors to Lounge.

Reception Room/Bedroom: - Window to rear and door to: -

Bathroom: - 8'6 x 6'7. Window to front. Three-piece suite comprising of Bath, Low level wc and wash hand basin. Door to: -

Utility/Storage: - Window and door to rear.

Kitchen: - 7'27 x 6'11 Window and door to side. Stainless steel single drainer sinks unit.

working surfaces to one wall with base and eye level units above. Larder.

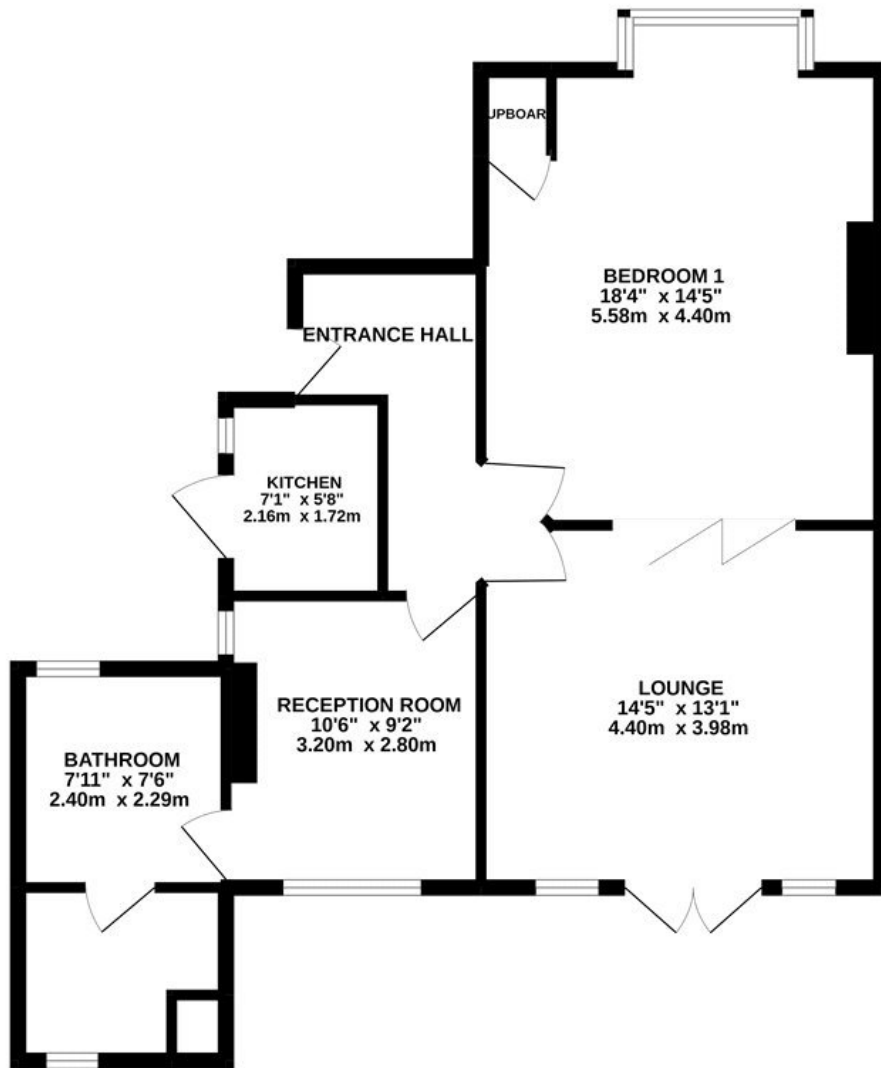
Exterior: -

Front - Drive way with parking for one car.

Rear Garden- Own East backing rear garden.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

<b>Tenure:</b>	Leasehold
<b>Term:</b>	New Lease
<b>Service Charge:</b>	tba
<b>Ground Rent:</b>	tba
<b>Council Tax Band:</b>	A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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