



Flat 1, 565-569 London Road

# Flat 1

565-569 London Road  
Westcliff-On-Sea  
Essex  
SS0 9PQ

Home Estate Agents are excited to offer for sale this lovely two bedroom first floor apartment which benefits from a south facing balcony, two bathrooms, secure gated parking and the huge benefit of no onward chain.

The accommodation comprises; spacious entrance hall, a south facing open plan lounge & kitchen with access to the balcony, a modern bathroom, two well appointed bedrooms - the master also facing south and benefiting from an en suite shower room.

Externally the property offers a south facing balcony and secure, gated parking to the rear.



Situated on the London Road in Westcliff-on-Sea, this wonderful apartment boasts close proximity to nearby amenities which includes shops, park and transport routes - with mainline railway station serving London Fenchurch Street for commuters.

### Accommodation Comprises

The property is approached via secure entry phone system with stairs and lift accessing all floors with private door to:

### Entrance Lobby 4'4 x 3'11

Wood flooring, smooth plastered ceiling with inset spotlighting, door to:

### Entrance Hall 9'1 (max) x 7'10

Wood flooring with under floor heating, built-in storage cupboard, smooth plastered ceiling with spotlighting, doors to:



#### En Suite Shower Room

Three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, fully tiled to surrounding walls, heated towel rail.

#### Bedroom Two 11'6 x 9'8

Double glazed window to rear aspect, carpeted, smooth plastered ceiling.

#### Bathroom 8'8 x 5'8

Three piece suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, heated towel rail.



#### Open Plan Lounge & Kitchen 20'1 x 13'5

Double glazed window and door to front aspect giving access to the balcony, wood flooring with under flooring heating, smooth plastered ceiling with inset spotlighting. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, further range of matching eye level wall mounted cupboards, integrated fridge/freezer and washing machine.

#### Bedroom One 15'6 (reducing to) 10'11 x 10'1

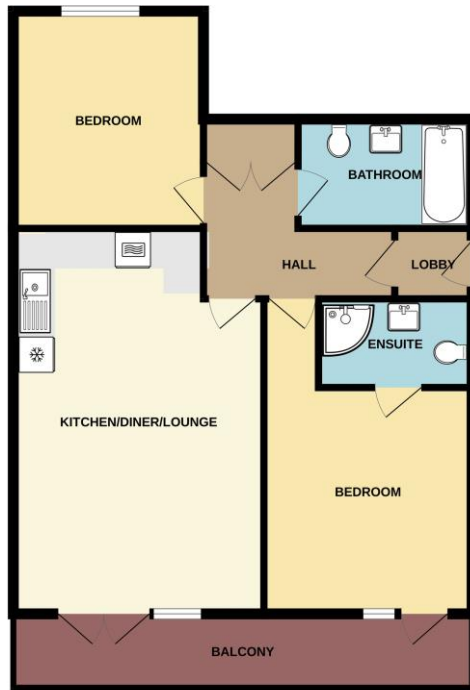
Double glazed window and door to front giving access to the balcony, carpeted, smooth plastered ceiling, fully tiled to surrounding walls, door to:

#### Externally

#### Lease Information

Lease 118 years remaining  
Ground Rent £250 Per Annum  
Service Charge Approx £2,500 Per Annum

GROUND FLOOR



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## Offers Over £250,000 Leasehold

HOME - The Estate Agent of Leigh  
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