

**WESTCLIFF-ON-SEA \ £155,000**  
 Southview Drive, Westcliff-On-Sea, Essex, SS0 9QD



**ATTENTION LANDLORDS – Offered for sale with a sitting tenant currently on a short hold tenancy paying £650 per calendar month is this well maintained two bedroom first floor flat having lounge, fitted kitchen and shower room which is in good condition throughout.**

Situated in this convenient location within close proximity to Prittlewell Station, Southend Hospital, local amenities and good local schools. The property is to be sold with a tenant to remain, there is a long lease in excess of 140 years.

Call 01702 555888 to find out more...

Quote Ref: EAH5275

Nº of bedrooms **2**

Style of property **Flat**

Location **Convenient Location**

Parking **On Street**

- Residential
- Commercial
- Lettings
- Financial

Making property personal since 1972

**Two Bedroom First Floor Being Sold With Tenant To Remain On A Shorthold Tenancy Currently Paying £650 Per Calendar Month \ Lounge 16'1 \ Kitchen 12'6 x 4'8 \ Bedroom One 9'1 x 8'8 \ Bedroom Two 8'8 x 6'8 \ Shower Room \ Convenient Location \ Long Lease In Excess Of 140 Years \ Close To Southend Hospital \ Prittlewell Station & Local Amenities \ EPC- C**

Accommodation Comprises \

Communal door with stairs leading to first floor, door to:

**Entrance Hall \** Doors to accommodation off.

**Lounge 16'1 \** Double glazed window to front, radiator, power points, laminate flooring.

**Kitchen 12'6 x 4'8 (3.81m x 1.42m) \** Fitted kitchen comprising stainless steel sink and drainer unit inset into a range of roll edge work surfaces to one wall with cupboards and drawers beneath, matching eye level units, integrated oven with four ring hob above, space and plumbing for washing machine, further appliance space, wall mounted boiler, laminate flooring, double glazed window to rear, power points.

**Bedroom One 9'1 x 8'8 (2.77m x 2.64m) \** Double glazed window to side, fitted carpet, power points, radiator.

**Bedroom Two 8'8 x 6'8 (2.64m x 2.03m) \** Double glazed window to front, fitted carpet, power points, radiator.

**Shower Room \** Three piece suite comprising shower cubicle with shower over, push button w.c, vanity wash basin, tiled flooring, obscure double glazed window to side.





**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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