



Manor Road, Westcliff on sea

WATCH THE BOATS GO BY: Castle Estate Agents are pleased to offer FOR SALE this LARGE 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT set in this well kept development on Westcliff sea front with stunning sea views from your OWN BALCONY, this property has many benefits including a LONG LEASE.

- 2 Double bedrooms
- Off street parking x 2 cars
- Terrace with sea views
- Bathroom and shower room
- Walk to Station
- Ground floor apartment
- Sea front location
- Chain free
- Long lease
- Walk to local shops

£310,000 Leasehold

Front aspect

Communal gardens and driveway leading parking space and ample communal parking with a ramp leading to a further underground parking space, communal entrance with entry phone system leading to own hardwood front door to:

Inner hallway

Built in double cloaks cupboard, built in meter storage cupboard, radiator, coved ceiling, airing cupboard, doors to all rooms.

Lounge/Diner 21' by 12' 3" (6m 40cm by 3m 73cm)

Bright and airy reception room with excellent views over the estuary, two double radiators, coved ceiling. UPVC double glazed window to side, double glazed sliding patio doors with matching sidelights to the rear affording, tv point and power points.

Balcony 12' by 4' (3m 66cm by 1m 22cm)

Accessed from the lounge, patio style paving and wrought iron and glass balustrade, UPVC double glazed window to side.

Kitchen/Breakfast room 10' 6" by 9' 6" (3m 20cm by 2m 90cm), (I)

Range of white base units incorporating drawers and cupboards with panelled style doors and granite effect work surfaces, range of matching eye level wall cupboards, inset single drainer stainless steel sink unit with monoblock tap and space for washing machine, dishwasher and fridge. Cooker hood, gas fired central heating boiler, part tiled walls. Double glazed window with excellent views to the south looking towards the estuary.

Cloakroom/Shower room

Comprising shower cubicle, low level wc, wash hand basin, built in shelved pine cupboard, ceramic tiled walls.

Bedroom 1 12' 9" by 11' 2" (3m 89cm by 3m 40cm), (I)

Range of fitted and built in wardrobe cupboards with panelled style doors, matching dresser, bedside units and further bridging units over, coved ceiling, radiator. UPVC double glazed window to rear.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be a waiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bedroom 2 12' 11" by 10' 5" (3m 94cm by 3m 18cm), (I)

Built in wardrobe with sliding doors, coved ceiling, radiator and UPVC double glazed window to side.

Bathroom

Comprising panelled bath, pedestal wash hand basin, low level wc, ceramic tiled walls with chrome heated towel rail/radiator, attractive ceramic tiled recess with UPVC obscure double glazed window.

Parking

Secure underground car parking space. Via electronically operated roller shutter door. Generous visitors car parking facilities.

Communal gardens

Well presented communal gardens, mainly laid to lawn with flower beds and flower and rose borders. Coloured Yorkstone effect areas with brick edging and ornamental lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	53	74
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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		
	51	76
England & Wales		
EU Directive 2002/91/EC		

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