



- NO ONWARD CHAIN
- DUPLEX FLAT
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN

41A Eastwood Lane South, Westcliff-on-Sea, SS0 9XH

Guide Price £200,000

Offered for sale with NO ONWARD CHAIN is this first and second floor duplex flat. Located in this popular and convenient location. Although in need of some updating this property offers good size accommodation.



Property Description

ENTRANCE LOBBY

Glazed doors lead to the communal lobby with doors leading to the ground and first floor flats.

ENTRANCE HALL

Kentucky style entrance door leads to the entrance hall. Stairs lead to the first floor. Radiator. Feature stained glass lead light obscure glazed window to the side. At the top of the stairs there is a cupboard housing the electric meters. Double radiator. Coving.

LOUNGE/DINER

This good size room has a double glazed window to the front aspect. A further oriel double glazed bay window to the front. Stairs lead to the first floor. Two double radiators. York stone fireplace. Three wall light points. Coving.

KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. Single drainer stainless steel sink unit with a mixer tap over. Double glazed window to the rear. Wood effect flooring. Space for domestic appliances. Coving. Extractor fan. Radiator.

BEDROOM ONE

Double glazed window to the rear. Radiator, coving.

WET ROOM

Wall mounted concealed gas fired central heating boiler. Obscure glazed window to the side. High level storage cupboard. Mira electric shower and a built in shower seat. Pedestal hand wash basin. Radiator. Fully tiled to all visible walls. Extractor fan.





WC

With a low level wc. Obscure glazed window to the side.
Wood effect flooring. Coving. Fully tiled to all visible walls.
Inset ceiling spotlight.

BEDROOM TWO/LOFT ROOM

With 2 skylight windows to the side. Access to the eaves.
Double and single radiator. Door to:-

EN SUITE WC

Low level WC and a corner hand wash basin.

FRONT GARDEN

We understand the front garden belongs to this flat.

GENERAL

Tenure Leasehold

199 year lease from 29th September 1972

Southend on Sea City Council

Council Tax Band B



Approx Gross Internal Area
88 sq m / 946 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-10	G		

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