



BRITISH  
PROPERTY  
AWARDS

2020 - 2021  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019  
★★★★★

GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



BRITISH  
PROPERTY  
AWARDS

2017  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## London Road, Westcliff on Sea

INVESTMENT OPPORTUNITY: Castle estate agents are pleased to offer for sale this rarely on the market, SHOP with PARKING to rear, 2 x 2 BEDROOMS self contained flats with rear TERRACES and PARKING SPACES and a 1 BEDROOM GROUND FLOOR FLAT with small GARDEN and PARKING SPACE, FREEHOLD and CHAINFREE.

- 2 x Two bedroom flats
- Shop
- Freehold
- Prime location
- Flats potential £45,600 PA
- 1 Bedroom Flat
- Rear parking
- Ideal investment
- Walk to Station
- Shop potential income £6,000 PA

**£515,000 Freehold**

### **Front** 14' 3" by 12' 3" (4m 34cm by 3m 73cm), (I)

Entrance to shop via hardwood door and window to tiled flooring, down lighters, power points, door to:

### **Shop wc**

2 Piece White low level flush toilet, hand wash basin with mixer taps, tiled flooring.

### **Rear Parking**

Via archway to rear Hard standing, off street parking x 4 cars, one for each property.

### **Access 1 bedroom flat**

Graveled pathway to fence door with hard standing patio garden and hardwood door to:

### **Open plan Kitchen/Lounge**

LOUNGE AREA: 10.9 x 7.5 Hardwood sash window to front aspect, down lighters, power points, open to:

KITCHEN AREA: 13.8 X 7.1 Eye level and base level units, Roll top work surfaces, built in electric hob with under oven, tiled splash backs, Stainless steel single drainer with mixer taps, lino flooring, wall mounted electric heater, Space for a fridge freezer and washing machine.

### **Bedroom 1** 12' by 11' 2" (3m 66cm by 3m 40cm), (I)

Wall mounted electric heater, storage cupboard, Power points.

### **Shower room**

2 Piece white suite comprising of a hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted electric shower, tiled flooring, tiled splash backs.

### **Seperate wc**

White low level flush toilet, double glazed window to side and rear aspect, wall mounted electric heater and heated towel rail.



*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 awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.*

## First floor apartment 2 Bedroom

Via hardwood communal double doors to the front aspect, with stairs to first floor and own hardwood front door with frosted glass insets to:

### Entrance hallway

Doors to all rooms, radiator, entry phone system.

### Lounge 17' by 11' 5" (5m 18cm by 3m 48cm), ( )

Double glazed bay window to front aspect, picture rail, power points radiator, down lighters.

### Kitchen /Breakfast room 14' 8" by 12' 2" (4m 47cm by 3m 71cm), ( )

Double glazed door to the rear aspect, spot lights, White eye level and base level units, breakfast bar, radiator, space for gas cooker, power points, tiled splash backs, compost sink and single drainer with mixer taps.

### Bedroom 1 11' 2" by 11' 1" (3m 40cm by 3m 38cm), ( )

2 x Hardwood sash windows to rear aspect, power points radiator.

### Bedroom 2 15' by 8' 3" (4m 57cm by 2m 51cm), ( )

Double glazed window to the front aspect, radiator, power points, fitted wardrobes.

### Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, tiled splash backs, double glazed windows to rear and side aspect.

### Rear terrace

Great sized with access to parking and views over the Tennis club.

## Second floor apartment 2 Bedroom

Via hardwood communal double doors to the front aspect, with stairs to 2nd floor and own hardwood front door with frosted glass insets to:



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## Entrance hallway

Doors to all rooms, radiator, entry phone system.

## Lounge 17' 3" by 11' 5" (5m 26cm by 3m 48cm), ( )

Double glazed bay window to front aspect with fitted blinds, picture rail, power points radiator, down lighters, lino flooring, coving.



## Kitchen/Breakfast room 12' 3" by 12' 2" (3m 73cm by 3m 71cm), ( )

Double glazed door to the rear aspect, spot lights, Gray eye level and base level units, breakfast bar, radiator, ceramic hob, power points, tiled splash backs, stainless steel sink and single drainer with mixer taps.



## Bedroom 1 11' 2" by 11' 1" (3m 40cm by 3m 38cm), ( )

Double glazed window to rear aspect, power points radiator.



## Bedroom 2 15' by 8' 3" (4m 57cm by 2m 51cm), ( ), ( )

Double glazed window to the front aspect, radiator, power points, fitted wardrobes.



## Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, tiled splash backs, double glazed windows to rear aspect, radiator.



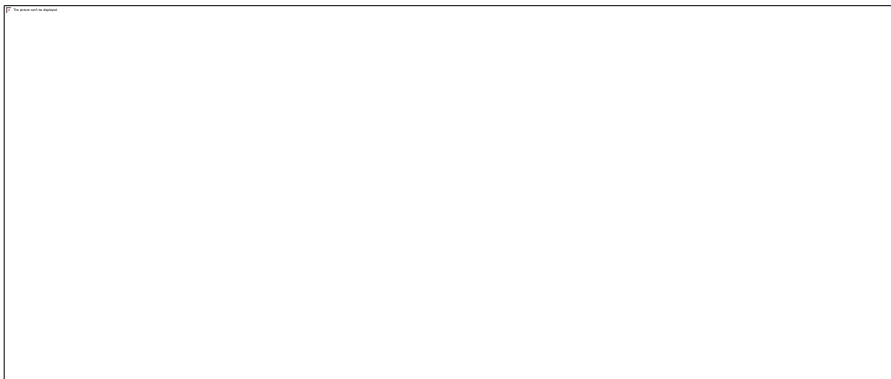
## Rear terrace

Great sized with access to parking and views over the Tennis club.

## Agents notes

This property is offered chain free and with the freehold, the flats have leases attached and all have epc's.

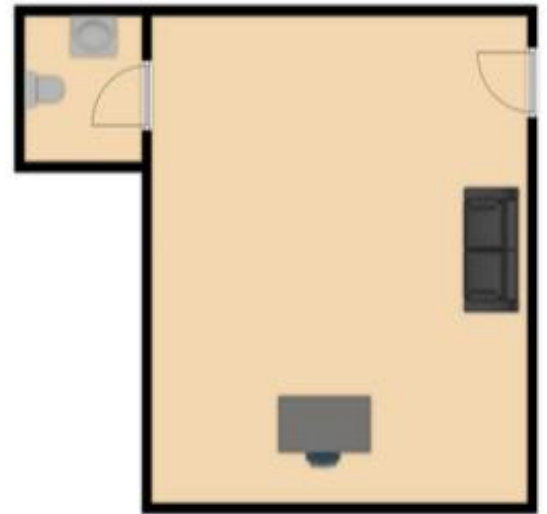
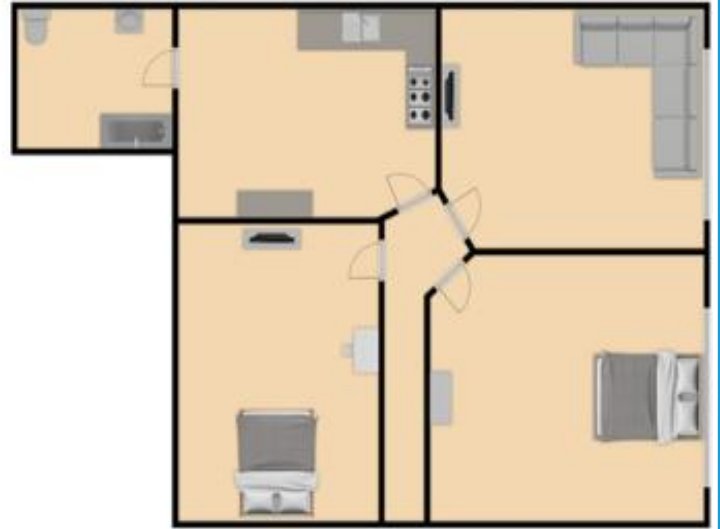
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