



STUART THOMAS  
ESTATES



- GROUND FLOOR FLAT
- OWN PRIVATE GARDEN
- OFF STREET PARKING
- HIGH CEILINGS

Flat 2, 9 Kings Road, Westcliff-on-Sea, Essex, SS0 8BH

£320,000

SUPERB GROUND FLOOR CHARACTER FLAT WITH OWN PRIVATE GARDEN. We recommend an early viewing of this beautiful property. With HIGH CEILINGS there are 2 DOUBLE BEDROOMS, luxury shower room, well fitted kitchen and a VERY ATTRACTIVE LOUNGE. There is an OUTSIDE INSULATED STUDIO TOO along with OFF STREET PARKING. Extended lease of 143 years available on completion. NB The vendor may be prepared to negotiate a lower price without the lease extension.





## Property Description

### COMMUNAL ENTRANCE HALL

Entry to the building is via security entryphone to the communal hall which in turn has a door leading to Flat 2

### ENTRANCE HALL

Entrance door with adjacent windows leads to the entrance hall. Large built in storage cupboard. Coving. High ceiling. Further built in cupboard housing the electric and water meter.

### LOUNGE

14' 6" x 14' 3" (4.42m x 4.34m) This most attractive room has a large double glazed window to the side overlooking the private garden. Double radiator. 3 wall light points. Feature electric coal effect fire. High ceiling with coving. Natural brick to one wall. Door leads to the :-

### KITCHEN

7' 11" x 7' 10" (2.41m x 2.39m) Well fitted with range of units at eye and base level with ample work surfaces over. Single drainer one and a half bowl stainless steel sink unit. 4 ring gas hob and a built under oven. Extractor cooker hood. Space for a concealed washing machine which is to remain. Concealed space for a tumble dryer. Wood flooring. Space for a fridge freezer also to remain. Access to a small loft. Double glazed window and a door leading to the rear garden.

### BEDROOM ONE

13' 6" x 11' 2 max" (4.11m x 3.4m) This attractive room has built in wardrobes to 2 walls. Double glazed window. Radiator. High ceiling with coving. Twin doors lead to the entrance hall.

### BEDROOM TWO







10' 6" x 10' 2" (3.2m x 3.1m) Double glazed window. Double radiator. High ceiling with coving. Built in wardrobe cupboard.

#### SHOWER ROOM

With a 3 piece white suite comprising a low level wc corner wash hand basin and a large walk in shower. Heated towel rail. Extractor fan. Two double glazed windows. Some panelling to the lower walls. Tiled floor. Inset ceiling spotlights.

#### OFF STREET PARKING

The vendor informs us there is off street parking.

#### REAR GARDEN

This flat comes with its own private rear garden with screen fencing to the boundary. Slate covered flower bed with wooden sleepers with inset lighting. Paved patio. Gate leads to the shared front garden.

Outside lighting. STUDIO 11' 4 X 8' This useful insulated studio is ideal for anyone looking to work from home and is also suitable for a variety of other uses.

#### TENURE LEASEHOLD

Service charge is currently £70 per month which includes building insurance, tending to the communal gardens and shared hall windows.

Ground rent £25 per annum

143 year lease to be granted on completion of the sale.



GROUND FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D	55   d	
39-54	E		
21-38	F		
1-20	G		

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