



STUART THOMAS
ESTATES



- BEAUTIFUL GROUND FLOOR FLAT
- LUXURY KITCHEN
- CONTEMPORARY OPEN PLAN LIVING
- LUXURY SHOWER ROOM

12A Marine Avenue, Westcliff-on-Sea, Essex , SS0 7PS

Offers In Excess Of £225,000

Within a short distance of Westcliff Sea Front in the conservation area is this STUNNING GROUND FLOOR FLAT which has been refurbished over the past 4 years to a high standard. Beautiful open plan Lounge/Kitchen with integrated washing machine and fridge. Luxury Shower room and a good size double bedroom. The flat also benefits from the front garden.



Property Description

GENERAL

Offers of over £225,000 are invited for this STUNNING GROUND FLOOR FLAT located within a short distance of Westcliff Sea Front in the conservation area as well as being just a short walk of Westcliff train station. The flat which benefits from high ceilings has been refurbished to a high standard over the past 3 years while still retaining original features. We understand from the vendor the refurbishment included new wiring, heating, flooring, plastering as well as the replacement of the kitchen and shower room. The flat now boasts a beautiful open plan Lounge/Kitchen with integrated washing machine and fridge with a luxury Shower room and a good size double bedroom. The vendors have advised that the flat also benefits from the front garden.

The flat would suit a variety of buyers and has the potential to be utilised as an Air BNB due to its location and condition. The vendor will consider including the furniture in the sale if desired.

ENTRANCE HALL

A panelled entrance door leads to the entrance hall. Tiled floor.

LOUNGE/KITCHEN

16' 8" x 16' 3" (5.09 m x 4.97 into the bay) This stunning room has a large bay with sash windows fitted with custom made shutters to the front offering glimpses of the Thames Estuary. The kitchen area is superbly fitted with a range of units at eye and base level with ample work surfaces over. Concealed gas fired combi central heating boiler. 5 ring gas hob with an extractor cooker hood over. Built under oven. Integrated washing machine and fridge. Single drainer sink unit with a





mixer tap over. Breakfast bar. Vertical radiator. Quality school style radiator. Coving. Space for a wall mounted TV with HDMI cabling. Oak effect laminate flooring.

BEDROOM

13' 5" x 12' 9" (4.1m x 3.9m) This good size beautifully decorated bedroom has a double glazed window to the rear complete with custom made shutters. Quality school style radiator. Some coving.

SHOWER ROOM

A luxury shower room with a large walk in shower, pedestal wash hand basin and a low level wc. Tiled floor. Heated towel rail. Extractor fan.

FRONT GARDEN

The vendor informs us she has use of the front garden.

TENURE

Leasehold. We understand from the vendor there are 78 years remaining on the lease.

£95 per annum ground rent

£150 per annum sinking fund

£180 per annum management fee

Buildings insurance and communal lighting £170 per annum

Council Tax Band A



Approx Gross Internal Area
41 sq m / 447 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		

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