



## Hillborough Road, Westcliff on sea

£150,000 *Leasehold*



For sale is this one-bedroom ground floor apartment in Westcliff. This property features a spacious living area, a kitchen and a shower room with separate WC. There is a good size bedroom.

### KEY FEATURES

- Ground Floor Flat.
- One Bedroom.
- Lounge.
- Kitchen.
- Gas Central Heating (not tested).
- No Onward Chain.



Leigh On Sea

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The apartment also benefits from a private garden, ideal for enjoying outdoor living. Situated in a sought-after area, the property offers easy access to local amenities, schools, and transport links.

Perfect for first-time buyers or investors. Don't miss the chance to make this apartment your own and enjoy the convenience and comfort it has to offer.

Contact us now to arrange a viewing.

Lounge: - 15' x 12'1.

Kitchen: -12' x 4'2.

Bedroom: -14'7 x 9' max.

Shower Room.

Separate WC. Rear Garden

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 154 year and 5 months

**Service Charge:** £1320 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** A

**EPC rating:** C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/LOS260017>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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