

GROSVENOR COURT, WESTCLIFF-ON-SEA.  
£450,000 SHARE OF FREEHOLD

## FOR SALE A UNIQUE, CHARMING AND BRIGHT 2/3 BEDROOM MAISONETTE ON THE GROUND FLOOR.

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**Winkworth**

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**DESCRIPTION:**

Located in a desirable residential area, this charming 2/3-bedroom ground floor maisonette offers a convenient and comfortable living space.

The property boasts three well-appointed bedrooms, providing ample space for a family or professionals looking to share. The bright and airy interiors create a welcoming atmosphere, with a modern kitchen and spacious living area perfect for entertaining guests or relaxing after a long day.

Additionally, the property features a lovely garden and patio area, ideal for enjoying outdoor dining or soaking up the sunshine. Off-street parking is also available, offering added convenience for residents.

Well-maintained and ready to move into, this property presents a fantastic opportunity for those seeking a stylish and comfortable home in a sought-after location. Book a viewing today to fully

appreciate all that this property has to offer.

Accommodation: -

Entrance door to entrance hall with door to: -

Lounge: - 18'89 x 13'04. Window to front. Feature stain glass skylight. Picture rail and high ceilings with coving. Wooden floor and radiator.

Bedroom Three/Dining room: -11'43 x 10. Window to front. Picture rail and high ceilings with coving. Wooden floor and radiator.

Kitchen: - 11'95 x 8'94 max. Obscure window and door to rear. Range of working surfaces with base units and matching eyelevel units above. Stainless steel sink unit. Inset four ring hob with extractor over. Built in oven.

Bedroom One: - 14'3 x 10'86. Window to front. Picture rail and high ceilings with coving.

Bedroom Two: - 13'61 x 10'2. Window to front and side. Picture rail and high ceilings with coving.

Bathroom: -8'72 x 4'52. Window to rear. White suite with roll top bath, wash hand basin and low level wc. Part tiling to walls, picture rail and radiator.

Cloakroom/WC. Window to side, Low level wc and wash hand basin.

Rear Garden: - Lovely garden with patio and lawn area.

Off Street Parking for two cars with power point.

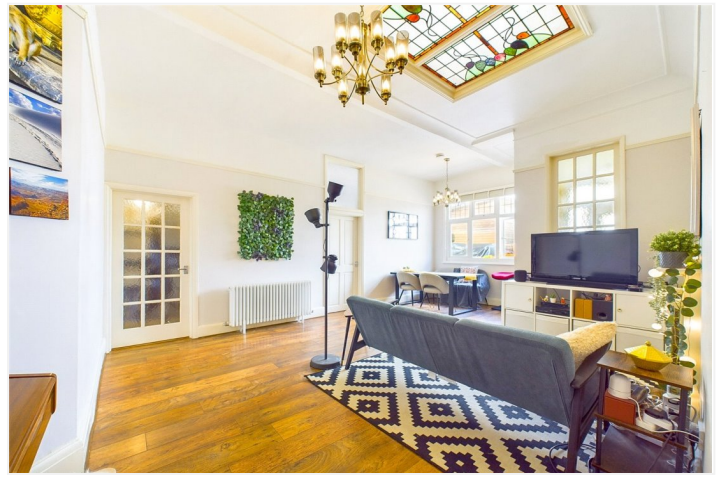
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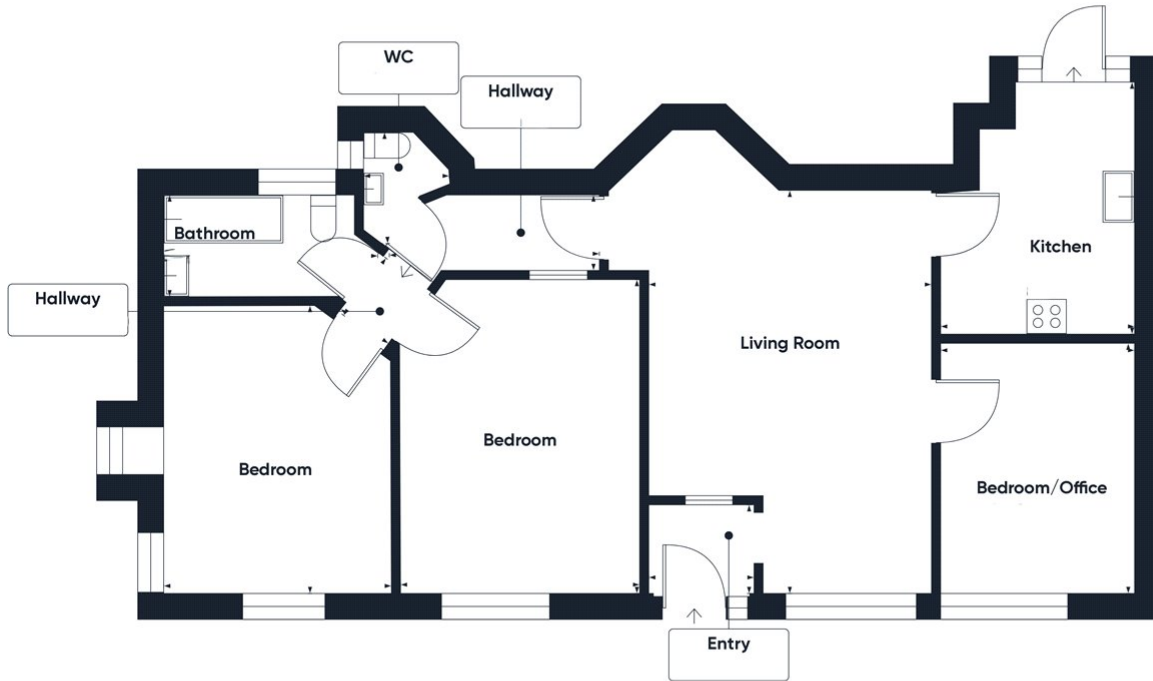
Share of freehold

£1320 per year for service charges.

£637.04 per year for buildings insurance.

Council Tax Band B





While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Tenure:** Share of Freehold

**Council Tax Band:** B

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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