



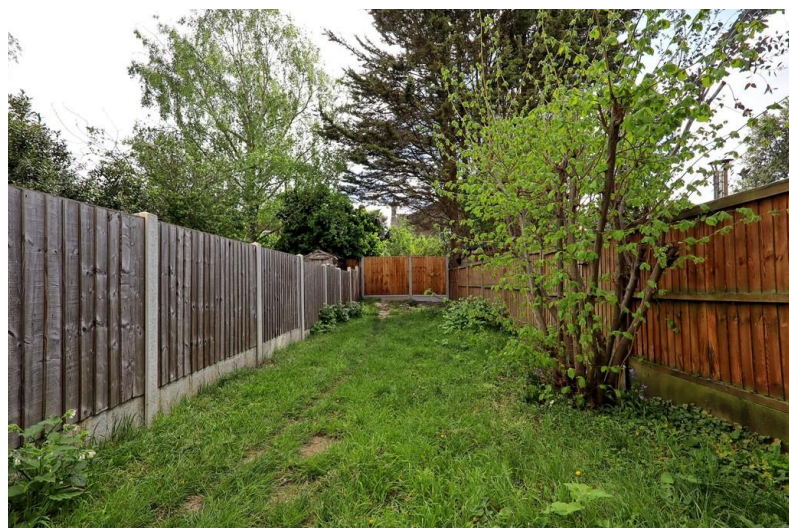
Brown & Brand



Valkyrie Road  
, Westcliff-on-Sea, SS0 8AP

- Two Bedroom Ground Floor Flat
- Close to Westcliff Station & Hamlet Court Road
- Long Lease & Own Rear Garden
- No onward chain

**£265,000**





## Property Description

Situated in a popular location with excellent access to Westcliff mainline station and local amenities, this spacious two-bedroom ground floor flat benefits from its own private entrance, a generous kitchen/diner, two double bedrooms, a private rear garden and off-street parking.



## ACCOMMODATION COMPRISES

Own front entrance door leading into:

### ENTRANCE HALLWAY

Fitted carpet, two radiators, smooth plastered ceiling with spotlights, wall-mounted thermostat control and two storage cupboards (one housing the electric meter). Doors to:

### LOUNGE

15' 2" x 13' 7" (4.62m x 4.14m) Bright room with bay window to the front, radiator, wooden flooring, feature fireplace, coving and ceiling rose. Open access to:

### KITCHEN/DINER

13' 51" x 11' 5" (5.26m x 3.48m) Spacious kitchen fitted with modern base and eye-level units with laminate work surfaces. Incorporates a 1½ stainless steel sink with drainer, electric oven and grill with hob and extractor above, tiled splashbacks and lino flooring. Space and plumbing for a washing machine and space for a large freestanding fridge freezer. Cupboard housing wall-mounted boiler. Double doors leading to the rear garden.

### BATHROOM

Three-piece suite comprising panelled bath with shower attachment, low-level WC and vanity sink unit with mixer tap. Obscure double-glazed window to the side, tiled flooring and partly tiled walls.

### BATHROOM

10' 3" x 12' 1" (3.12m x 3.68m) Double-glazed window to the side, fitted carpet, smooth plastered ceiling, radiator and picture rail.

### BEDROOM ONE

10' 3" x 12' 1" (3.12m x 3.68m) Double-glazed window to the side, fitted carpet, smooth plastered ceiling, radiator and picture rail.

### BEDROOM TWO

11' 4" x 10' 3" (3.45m x 3.12m) Bay window to the side, wooden flooring, smooth ceiling and radiator.

### REAR GARDEN

Good-sized rear garden featuring a decked area, lawn, privacy fencing, wooden shed and gated side access.

LEASE = 181 YEARS

GROUND RENT = £50 p/a

BUILDING INSURANCE =£904.85





GROUND FLOOR  
862 sq. ft. (80.3 sq.m.) approx.



## Material Information

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**Energy performance certificate (EPC)**

88, Yewton Road SS16 1PT (on SEA) SS0 8AP	<b>Energy rating</b> <span style="font-size: 2em; font-weight: bold;">E</span>	Valid until: 10 March 2030 Certificate number: 8000-6027-6021-6270-2298
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Property type: Ground-floor flat  
Total floor area: 68 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-guidance>

**Energy rating and score**

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 50