



All enquiries Ref: James Paterson



- Freehold three floor end terrace house
- Full vacant possession

Location:

The property is situated on Cranley Road at the corner with Cranley Avenue. Public transport links include Westcliff mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A13 and A127. Shopping amenities can be found locally within Westcliff-on-Sea with an extensive range of shops, bars and restaurants being found in Southend-on-Sea town centre and along the seafront. Recreational pursuits can be found locally at the open spaces of Westcliff seafront, Chalkwell Park and Southend Cliff Gardens.

Description:

Freehold end terrace house arranged over ground, first and second floors.

Accommodation:

Second floor: One bedroom with en-suite shower room/WC
First floor: Four bedrooms, bathroom/WC, Shower room/WC, WC, landing
Ground floor: Three reception rooms, kitchen, hallway
Outside: Front yard and rear garden

EPC rating: D

Council Tax Band: D

Planning:

Planning permission was previously granted (now lapsed) by Southend-on-Sea Borough Council on 9th December 2019 under planning application reference 19/01310/FUL for Erect two storey side extension and convert house of multiple occupation (Sui Generis) into three self-contained flats (Class C3), lay out amenity areas, parking, erect bin and cycle storage to rear, install vehicular access onto Cranley Avenue and alter elevations (Amended Proposal).



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To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

