



 3
Bedrooms

 1
Bathroom



Seaforth Road, Westcliff-On-Sea.

Guide price £280,000 - £290,000

It's all about LOCATION in this versatile three bedroom flat, with a great size garden to boot. Situated two minutes walk from Westcliff station with a reliable and frequent train that will have you in London in under the hour and a two minute hop and skip from the beach, it also offers the privacy and enjoyment of a big, leafy, own garden with a greenhouse and insulated shed.

Call Ramsey Moore 01702908616

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The many amenities of Hamlet Court Road are minutes away, and the front room even has a partial view of the estuary to the side. You can really appreciate where you are, whether you're running late for your commute, or enjoying a leisurely coffee before logging in to work from home. The property is in catchment of great schools, and a lovely fifteen minute seafront walk will take you to the busy highstreet of Southend. There is off-road parking to the front, and the flat will also be sold with 50% of the freehold.

This family home is deceptively spacious with its three bedrooms arranged along the length of it. The versatile front room has been used as master bedroom, home office and guest suite, boasting its own ensuite WC for added privacy. The other two bedrooms are good size and like the rest of the flat contain smart custom built storage solutions to optimise space and order.

The modern, newly redecorated living room/diner is the heart of this home, located to the back of the property, connected to the kitchen and with a glass door leading to the garden. The dual aspect kitchen is separate, yet connected to the living area, making for a great social space. Looking out from the kitchen you have views of the leafy garden to two sides, and the open plan living space with its cozy woodburner just behind you.

The large garden is to the sole use of this property, protected from overlooking by mature trees and various large climbing roses, elder and vines. Partly laid to lawn, the west facing garden has several different paved areas for seating, and there is always a part that catches the sun in summer, no matter the time of day. There is a greenhouse for the hobby gardener or those who just want a relaxed outdoor room where you can sit surrounded by greenery and protected from weather and wind. There is a solid built shed to the back with power and lights, which makes an ideal workshop, garden office or even extra room. To the side of the property there is plenty of additional garden storage for bikes, games, tools or wood. Unusually for this road, the garden is not shared with the upstairs flat, but belongs solely to this property, making it twice as big as many gardens you will see.

If you can appreciate the location right between the station and the beach, make sure to view all that this flat has to offer, inside and out!

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Own Parking to front

Own Parking space leading to communal front door to hallway.

Communal hallway

To own front door to hallway with access to all rooms, storage cupboard under stairs..

Bedroom One *4.64m x 3.72m (15.24ft x 12.22ft)*

Double glazed bay window to front with side view of the sea, radiator, door to w.c.

Wc

Low level w.c, hand wash basin, extractor fan.

Bedroom Two *2.92m x 2.38m (9.57ft x 7.79ft)*

Double glazed window to side, raised widow to Lounge/diner, full length fitted wardrobes, radiator, laminated flooring.

Bedroom Three *3.31m x 2.05m (10.85ft x 6.72ft)*

Double glazed window to rear, radiator.

Bathroom

W.c, hand wash basin, bath with separate shower over with tilled splash walls, radiator.

Lounge/Diner *4.69m x 3.66m (15.38ft x 12.02ft)*

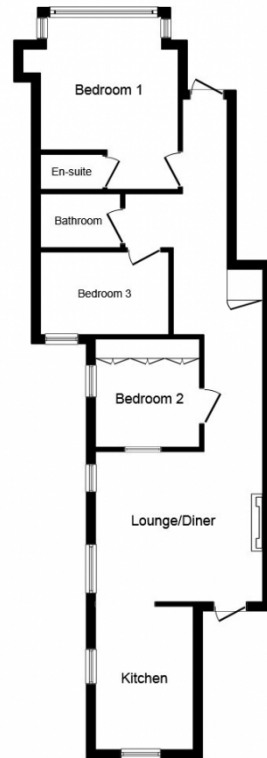
Two separate double glazed windows to side, double glazed door to rear garden, chimney breast with log burner, fitted shelving, radiator.

Kitchen *3.40m x 2.51m (11.16ft x 8.22ft)*

Double glazed windows to side and rear, a range of fitted wall and base units, roll edged work surface, sink/drainers with mixer tap, fitted fridge and freezer, fitted oven, grill and separate gas hob with extractor fan over, half tilled walls, fully tilled flooring, plumbed for washing machine.

Private West Facing Rear Garden

Measuring approximately 50ft Private and west facing. with side recess storage, paved seating patio area on to lawn with shrubs and borders, glass house and a secure storage shed/games room/ office with power and lighting.



Ground Floor Plan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Performance Certificate

23, Seaforth Road, WESTCLIFF-ON-SEA, SS0 7SN

Dwelling type: Ground-floor flat
Date of assessment: 30 October 2015
Date of certificate: 30 October 2015

Reference number: 7808-9952-7260-4605-2964
Type of assessment: RdSAP, existing dwelling
Total floor area: 74 m²


Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,367**

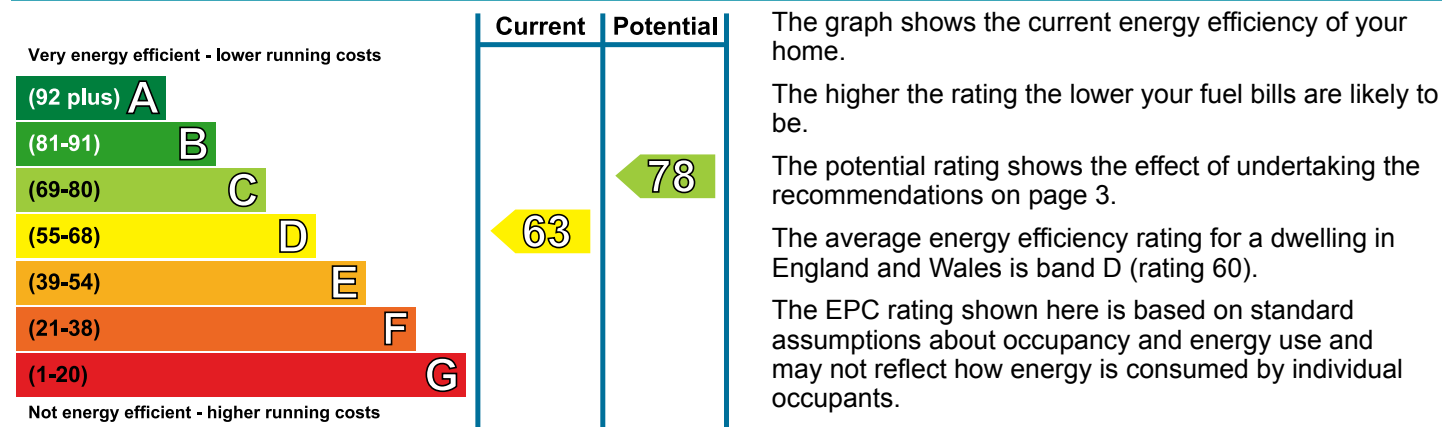
Over 3 years you could save **£ 987**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 156 over 3 years	
Heating	£ 1,779 over 3 years	£ 915 over 3 years	
Hot Water	£ 390 over 3 years	£ 309 over 3 years	
Totals	£ 2,367	£ 1,380	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 564
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 177
3 Low energy lighting for all fixed outlets	£10	£ 36

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★☆☆☆☆
	Cavity wall, as built, insulated (assumed)	★★★★★
Roof	Flat, insulated (assumed)	★★★★☆
Floor	Solid, no insulation (assumed)	—
	Solid, insulated (assumed)	—
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	None	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 71% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 257 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand





For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	7,918	N/A	N/A	(3,164)
Water heating (kWh per year)	2,051			

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Internal or external wall insulation	£4,000 - £14,000	£ 188	 C72
Floor insulation (solid floor)	£4,000 - £6,000	£ 59	 C74
Low energy lighting for all fixed outlets	£10	£ 12	 C75
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 69	 C78

Alternative measures

There are alternative measures below which you could also consider for your home.

- Air or ground source heat pump

Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** for England and Wales.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Stroma Certification. You can obtain contact details of the Accreditation Scheme at www.stroma.com.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at <https://epc.opendatacommunities.org>.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: STRO003518
Assessor's name: Stephen Joslin
Phone number: 01245 344534
E-mail address: info@thedeas.com
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.4 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.7 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

