

**1 Stanley Road
Southend-On-Sea
Essex
SS1 2HB**



**FOR SALE – FREEHOLD WITH FULL VACANT POSSESSION
4 STOREY HMO PROPERTY
APPROX 1,420 SQ.FT.**



1 Stanley Road, Southend-On-Sea, Essex, SS1 2HB

In a residential location and comprising an end of terrace property over 4 floors currently used as a HMO, but offered for sale with the benefit of full vacant possession.

The property occupies a corner location facing the seafront and is wholly residential in nature. Currently used as a HMO (House In Multiple Occupation) & licenced by Southend-On-Sea City Council for 5 people.



Accommodation:

The premises have been measured on a Net Internal (NIA) basis and the following approximate floor areas calculated:

Basement:	154 sq.ft. with limited headroom
Ground Floor:	581 sq.ft. (1 bedroom, dining room, kitchen with store area)
First Floor:	440 sq.ft. (2 bedrooms, 2 bathrooms & WC)
Second Floor:	295 sq.ft. (2 bedroom) and staircase up to the loft room

Features:

- 4 Storey HMO Property
- For Sale With Full Vacant Possession
- Freehold
- Licenced For 5 People
- Facing Southend Seafront

Terms:

The freehold is for sale, with the benefit of full vacant possession.

Planning:

Interested parties are recommended to make their own enquiries with the Local Planning Authority (Southend City Council – 01702 215 004) to ensure that any proposed use is in accordance with the current planning policy.

Services:

We understand that the property benefits from all mains services but interested parties are advised to make their own enquiries to ensure their presence and adequacy.

Business Rates:

Given the current use, the property is registered for Council Tax, Band C.

Energy Performance Certificate (EPC)

The property has an Energy Performance Certificate (EPC) rating of D. A copy is available on request.

PRICE: £350,000 FREEHOLD





Viewing Arrangements:
Strictly via prior appointment with the sole selling agents, Dedman Gray Property Consultants.

For further information or to arrange a viewing contact:

Gerard Biagioni: 01702 311 037
E: gerard@dedmangray.co.uk



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Every attempt has been made to ensure accuracy; however, all measurements are approximate and for illustrative purposes only and are not to scale. The following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. D671

