



Cobham Road, Westcliff-On-Sea

£399,995

home.

5a Cobham Road

Westcliff-On-Sea

SS0 8EG



- Stunning Split Level Maisonette with Panoramic Sea Views
- Two Private Balconies Overlooking The Estuary
- Spacious Open Plan Lounge and Dining Room
- Leas Conservation Area
- Bright Kitchen with Wooden Worktops and Ample Storage
- Two Generous Double Bedrooms
- Principal Bedroom with En Suite and Private Balcony
- Stylish Bathroom with Feature Countertop Basin
- Communal Garden to Rear
- Prime Cobham Road Location Close to Beach and Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this stunning split level maisonette, occupying an enviable position on Cobham Road and enjoying breath taking sea views, two private balconies and a wealth of character throughout.

The accommodation begins on the first floor, where the entrance opens directly into a magnificent open plan lounge and dining room. This impressive space is flooded with natural light from sash windows and a beautiful bay window to the front, whilst enjoying spectacular views across the estuary. A private balcony extends from the living area, providing the perfect spot to sit and take in the ever-changing coastal outlook. Original features add charm and character, creating a space that is both elegant and inviting.

The kitchen is thoughtfully designed with wooden worktops, ample storage and a bright, airy feel, making excellent use of the available space.

To the upper floor, a spacious landing provides access to two generous double bedrooms and the family bathroom, whilst a useful utility cupboard offers space and plumbing for a washing machine. The bathroom is beautifully styled and features a large bath alongside a striking countertop basin.

The principal bedroom is a true highlight, benefitting from fitted mirrored wardrobes, a modern en suite shower room and its own private balcony with incredible panoramic sea views. The second bedroom is also a comfortable double, ideal for guests, family or home working.

Perfectly positioned close to Westcliff Station, the beach, local cafés, bars and restaurants, this exceptional home offers stylish coastal living in one of the area's most desirable locations.

Offering character, space and some of the finest sea views available locally, this is a rare opportunity to acquire a truly special coastal home.

Accommodation Comprises

The property commences with a pathway leading to the communal entrance with external wall lighting and further pathway leading to the garden. Communal wooden entrance door with obscure glass window leading into:

Externally

Communal Entrance Hallway

Mat well, carpeted, dado rail, decorative stained glass window, cupboard housing meters, carpeted stairs leading to the first floor landing with ceiling light, single glazed Sash window to the side aspect. Private entrance door leading into:

Entrance Hall

Wood effect laminate flooring, ceiling light, entry phone system, wooden stairs with carpet runner leading to the second floor. Doors to:

Kitchen

8'8 x 8'4

Tiled flooring, skirting, picture rail, coved cornice, spotlighting, single glazed Sash window to the side aspect, exposed brick wall. The kitchen is

fitted to include a range of base units with wooden worksurface and matching eye level wall mounted units, cupboard housing boiler, inset sink with mixer tap, integrated oven and separate integrated four ring ceramic hob with extractor over, space for a fridge freezer.

Open Plan Lounge/Diner

18'1 x 17'9

Wood effect laminate flooring, skirting, picture rail, coved cornice, ceiling rose with light, three radiators, single glazed Sash bay window to the front aspect, single glazed Sash window to the side aspect plus single glazed French doors leading to the balcony all offering excellent sea views, feature fireplace with tiled surround, slate hearth and wooden mantle.

Balcony

9'1 x 2'10

Balcony offering excellent sea views with wooden decking and iron railings.

Second Floor Landing

Carpeted, skirting, picture rail, ceiling light, single glazed obscure Sash window to the side aspect, storage/utility cupboard housing water tank with space and plumbing for a washing machine, access to the boarded and insulated loft via drop down ladder with lighting, radiator. Doors to:

Bedroom One

17'7 x 11'4

Carpeted, skirting, ceiling light and spotlighting, two single glazed windows to the front aspect and single glazed patio door leading to the second floor balcony, fitted wardrobes with mirrored sliding door, three radiators. Door to:

En-Suite

7'5 x 5'7

Tiled flooring and part tiled walls, spotlighting, extractor fan, single glazed obscure window to the front aspect, wash hand basin with mixer tap, WC, shower cubicle with Rainfall shower, heated towel rail.

Balcony

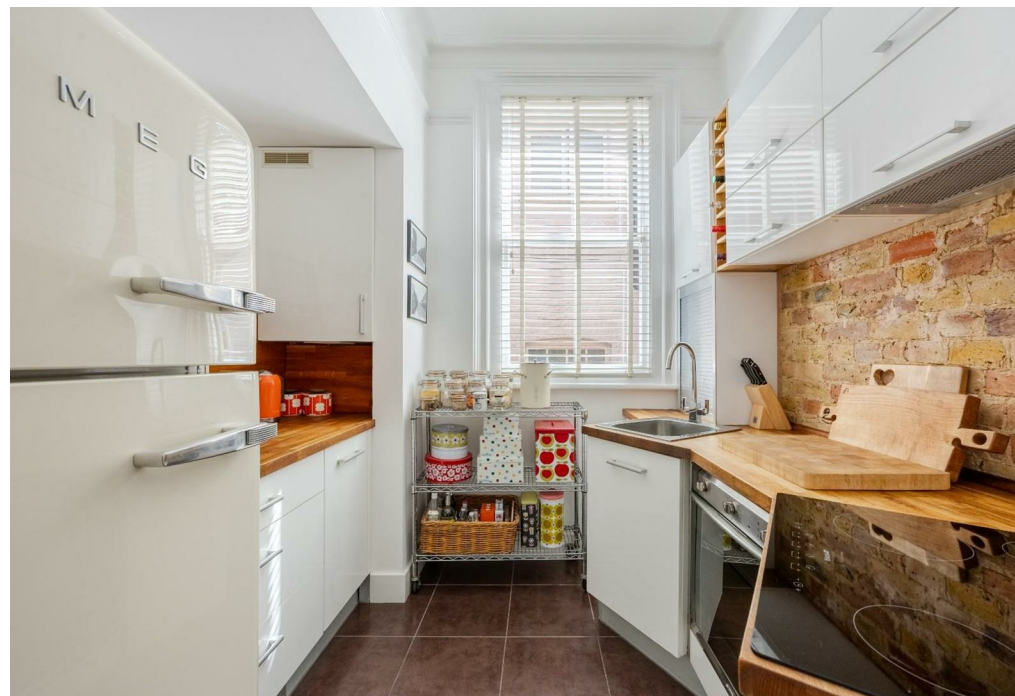
8'10 x 5'7

Balcony offering excellent sea views with low brick wall.

Bedroom Two

15'8 x 8'2

Carpeted, skirting, picture rail, ceiling light, two single glazed Sash windows to the side aspect, fitted wardrobes, two radiators.





Bathroom

9'10 x 6'1

Tiled flooring and skirting, spotlighting, extractor fan, single glazed Sash window to the side aspect, wash hand basin with mixer tap, wall mounted mirrored vanity unit, tiled panelled bath shower attachment, WC, radiator.

Communal Rear Garden

Gravel communal garden (shared with one other flat in the block) and storage shed (to remain).

Lease Information

Lease to be extended to 166 years on completion

Ground Rent: £354 Per Annum

Service Charge: The vendor has advised that a right to manage company is in place, with future maintenance arrangements to be agreed with the new owner.

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







FIRST FLOOR
373 sq.ft. approx.



SECOND FLOOR
454 sq.ft. approx.



TOTAL FLOOR AREA : 827 sq.ft. approx.
Made with Metropix ©2026



Property Details

2 Bedrooms
2 Bathrooms
2 Reception Rooms
Maisonette

Approx. sq ft
EPC band: E
Tenure: Leasehold
Council Tax Band: C

£399,995

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033

home.



Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

