



Southbourne Grove, Westcliff-On-Sea
£230,000

home.

52A Southbourne

Westcliff-On-Sea

SS0 9UT



- Exceptionally Spacious Two Bedroom First Floor Flat
- Generous Proportions with a Homely Feel
- Impressive Dual Aspect Lounge Filled With Natural Light
- Two Excellent Double Bedrooms With Bay Windows
- Character Features Including Stained Glass and Picture Rails
- Fitted Kitchen With Bosch Appliances
- Shared Balcony With Direct Access to Communal Garden
- Approximately 15 Minute Walk to Chalkwell Station
- Close to Chalkwell Park, Leigh Broadway and the Seafront
- Fantastic First Time Purchase, Downsize or Investment

Interested?

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

01702 480 033





Property Overview

Home Estate Agents are delighted to offer for sale this spacious two bedroom first floor flat on Southbourne Grove, offering proportions and a layout that give the property much more of the feeling of a house than a traditional apartment.

The accommodation is approached via its own internal staircase, opening onto a generous first floor landing. The impressive lounge is a particular highlight, with windows to multiple aspects creating a wonderfully bright living

space. There are two excellent double bedrooms, both featuring attractive bay windows, alongside a fitted kitchen with Bosch appliances and a modern bathroom.

Character details including picture rails, stained glass and bay windows add personality to the home, while the generous room sizes provide excellent flexibility for everyday living.

From the kitchen, a door opens onto a shared balcony, used by just one neighbouring property, with stairs leading directly down to the communal rear garden. The

garden is predominantly laid to lawn with established borders, while there is also potential for an allocated storage shed if desired.

Southbourne Grove is superbly positioned for enjoying both Leigh and Chalkwell. Chalkwell Park is nearby, while Chalkwell Station is approximately a 15-minute walk away, providing direct services into London Fenchurch Street. Leigh Broadway's independent shops, cafés, bars and restaurants are also within easy reach, together with the seafront and excellent local amenities.



Accommodation comprises of...

Front Garden

The property commences with a communal pathway with communal front garden leading into the entrance hallway.

Communal Entrance Hallway

Entrance via wooden doors. Carpet flooring, skirting, double glazed obscure window to the side aspect, ceiling light, wooden door into:

Entrance hall

Carpeted stairs, ceiling light, double glazed stained glass window to the side aspect.

First Floor Landing

Carpet flooring, skirting, radiator, picture rail, pendant ceiling light, double glazed stained glass window. Doors to bedroom one, bedroom two, lounge, kitchen & bathroom.

Lounge

Carpet flooring, skirting, coving, pendant ceiling light, radiator, double glazed window to the rear aspect, curved double glazed set of windows to the front and side aspect.

Bedroom One

Carpet flooring, skirting, picture rail, two pendant ceiling lights, double glazed bay window to the front aspect.

Bedroom Two

Carpet flooring, skirting, pendant ceiling light, radiator, double glazed bay window to the side aspect, Baxi combi boiler.

Bathroom

Tiled floor, part tiled walls, ceiling light, heated towel rail, double glazed obscure window to the aspect, panelled tiled bath with shower attachment, sink with storage under, mirrored vanity unit, toilet.

Kitchen

Wood effect laminate flooring, skirting, pendant ceiling light, double glazed window to the rear aspect, double glazed upvc door leading to the shared balcony, radiator. Wood effect roll edge work surface with a tiled back splash, sink with drainer and mixer tap over, four ring Bosch induction hob with extractor fan over, Bosch oven, space and plumbing for a washing machine, space for a fridge/freezer, combination of base & wall cabinets.

Shared Balcony

Decked flooring, wooden stairs leading down to the communal garden which has side access to the street.

Communal Garden

Laid to with grass with mature flowerbed borders, potential for the allocation of a storage shed if desired.

Lease Information

115 years remaining

Ground Rent: £250 Per Annum

Service Charge: Approx £1,000 Per Annum

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





GROUND FLOOR
55 sq.ft. approx.

FIRST FLOOR
577 sq.ft. approx.



TOTAL FLOOR AREA : 632 sq.ft. approx.
Made with Metropix 6/2026



Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 632.00 sq ft
EPC band: D
Tenure: Leasehold
Council Tax Band: A

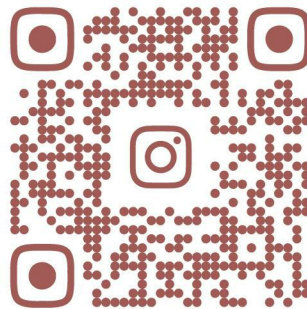
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