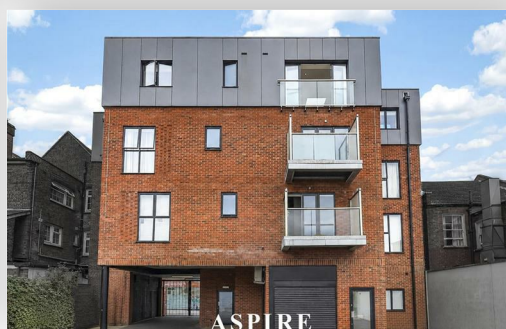


*To arrange a viewing contact us
today on 01268 777400*



London Road, Westcliff-On-Sea Guide price £200,000

Guide Price £200,000 – £220,000

Aspire Estate Agents are delighted to introduce this stunning top-floor apartment, offering stylish modern living, an impressive specification and secure allocated parking, all within easy reach of Westcliff's excellent amenities, coastline and transport links.

The property is accessed via a secure communal entrance with an intercom entry system, with both stairs and a lift leading to the top floor.

Once inside, the apartment immediately feels bright, spacious and beautifully presented. The welcoming entrance hallway includes a useful built-in storage cupboard, while underfloor heating runs throughout the accommodation.

The heart of the home is the superb open-plan kitchen and living space, measuring approximately 18'8 x 14'7. Designed perfectly for both relaxing and entertaining, this impressive room is flooded with natural light from a skylight and rear French doors, which open onto a Juliet balcony. During the warmer months, the doors can be opened to create a wonderful sense of space and bring a fresh breeze through the apartment.

The contemporary kitchen offers a range of fitted wall and base units, generous worktop space and a stainless-steel sink. A full selection of integrated appliances includes an oven, induction hob with extractor, dishwasher, fridge/freezer and washer, creating a sleek and practical finish.

The generous double bedroom measures approximately 14'7 x 11'5 and benefits from fitted wardrobes, underfloor heating and a rear-facing window providing plenty of natural light.

The accommodation is completed by a beautifully finished three-piece bathroom, comprising a panelled bath with power shower and handheld attachment, vanity wash basin and low-level WC. Further features include a chrome heated towel rail, tiled walls and flooring, fitted spotlights and underfloor heating.

Externally, the apartment benefits from secure gated allocated off-street parking for one vehicle, a particularly valuable feature in this central location.

Positioned just moments from the London Road, residents can enjoy a fantastic choice of shops, supermarkets, cafés, restaurants and everyday amenities right on their doorstep. Chalkwell Park is approximately a ten-minute walk away, while Westcliff seafront and beach can be reached in around twenty minutes, offering scenic coastal walks, cafés and impressive estuary views.

Westcliff railway station is approximately a fifteen-minute walk away, providing direct c2c services into London Fenchurch Street in under an hour. The location

also offers convenient access to multiple bus routes and the A13, making this an ideal home for commuters, first-time buyers and investors alike.

Accommodation

Communal Entrance

Secure communal entrance with intercom entry system, stairs and lift access leading to the top floor.

Entrance Hall

Private entrance door, smooth ceiling with fitted spotlights, built-in storage cupboard, laminate flooring with underfloor heating and doors leading to the accommodation.

Open-Plan Kitchen/Living Room – 18'8 x 14'7

Contemporary fitted kitchen with integrated appliances, skylight, fitted spotlights, laminate flooring with underfloor heating and French doors opening onto a Juliet balcony.

Bedroom – 14'7 x 11'5

Generous double bedroom with fitted wardrobes, rear-facing window, fitted spotlights, carpeted flooring and underfloor heating.

Bathroom – 7'8 x 7'2

Modern three-piece suite with bath and power shower, vanity wash basin, low-level WC, chrome heated towel rail, tiled walls and flooring, fitted spotlights and underfloor heating.

Parking

Secure gated allocated off-street parking for one vehicle at the rear.

Lease Information

Lease Length: Approximately 117 years remaining

Ground Rent: £250 per annum

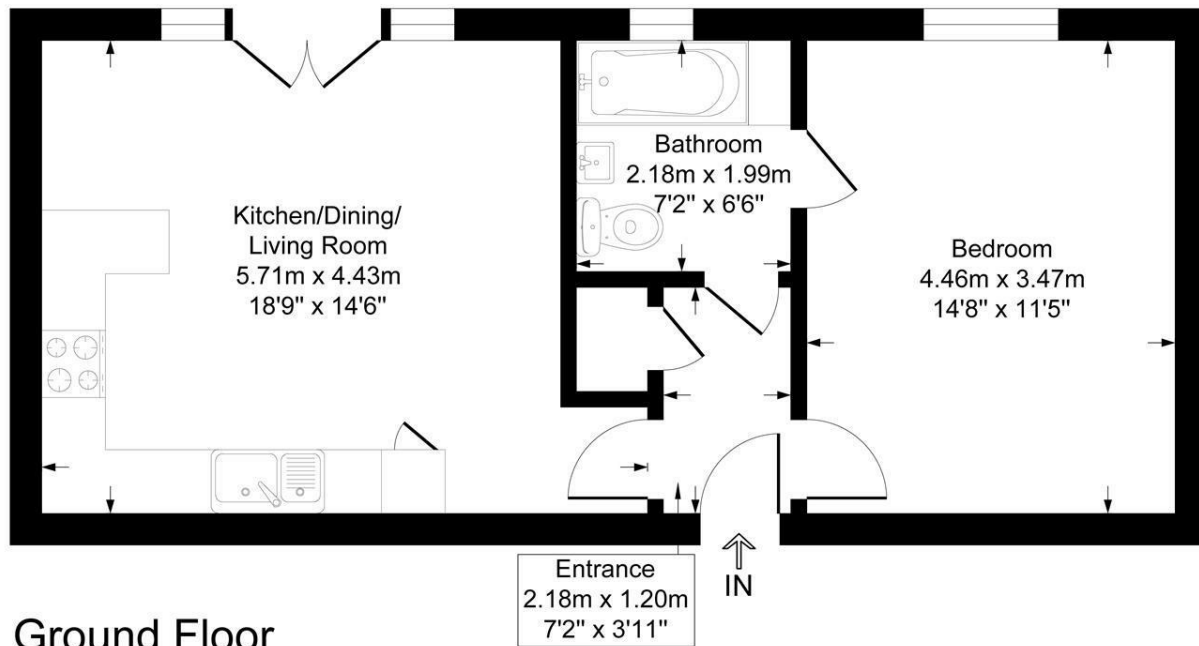
Service Charge: £1550 per annum

Management Company: Ayers & Cruiks

Council Tax Band: B

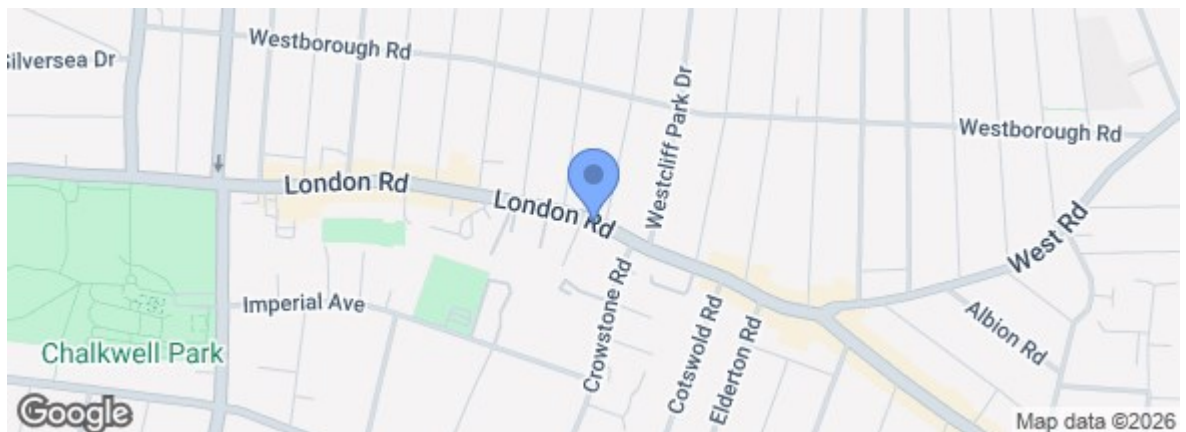
London Rd

Approximate Gross Internal Floor Area = 47.6 sq m / 513 sq ft



Ground Floor

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.