



\* £200,000- £230,000 \* PARKING \* PRIVATE WEST-FACING BALCONY \* COMMUNAL GARDEN \* OPEN-PLAN LIVING \* Elevated in the charming area of Westcliff-on-Sea, Ailsa Road presents a unique opportunity to acquire a delightful one-bedroom top floor flat. This bright property boasts an open plan living space, perfect for both relaxation and entertaining. The highlight of this property is undoubtedly the private west-facing balcony accessed from the reception space, which offers stunning sea views, allowing you to enjoy the coastal scenery from the comfort of your home. The flat is designed with contemporary living in mind, featuring modern finishes throughout that create a stylish and inviting atmosphere. Additionally, the convenience of shared off-street parking on the front driveway adds to the appeal, making it easy for you and your guests to come and go. Location is key, and this property does not disappoint. It is just moments away from Westcliff Station, providing excellent transport links for those commuting or exploring the surrounding areas. Furthermore, you will find yourself within walking distance of Leigh Road and the Broadway, where a variety of shops, cafes, and amenities await. This one-bedroom flat is an ideal choice for first-time buyers, professionals, or those seeking a serene retreat by the sea. With its modern features, breathtaking views, and prime location, it truly offers a wonderful lifestyle opportunity in Westcliff-on-Sea. Offered with no onward chain - do not miss the chance to make this exceptional property your new home!

- Well Presented Throughout
- Private West-Facing Balcony with Sea Views
- Three-Piece Bathroom
- Off-Street Parking to the front
- Perfect for First Time Buyers
- Top Floor Flat
- Open-Plan Living Space
- Walking Distance to Westcliff Train Station
- Double Glazing and Gas Central Heating
- No Onward Chain

## Ailsa Road Westcliff-on-Sea

**£200,000**

Price Guide



# Ailsa Road



## **Parking/Frontage**

Shared off-street parking, side access to communal garden, original communal entrance door.

## **Kitchen Area**

10'0" x 8'0"

Open-plan fully fitted kitchen with two-seater breakfast bar. Shaker style kitchen units both wall-mounted and base level comprising; wooden worktops with butler sink, oven and induction hob, space for fridge/freezer, engineered wooden flooring, opens to the lounge area.

## **Lounge Area**

18'0" x 17'1"

Spacious lounge area with windows and French doors to the front leading to the private west-facing balcony. Storage cupboard, skirting and engineered wooden flooring.

## **Double Bedroom**

12'0" x 10'11"

Double bedroom with a window to the rear, space for wardrobes, skirting and carpet.

## **Bathroom**

12'0" x 6'0"

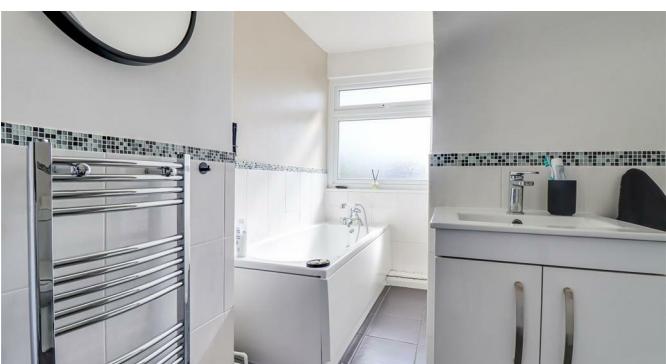
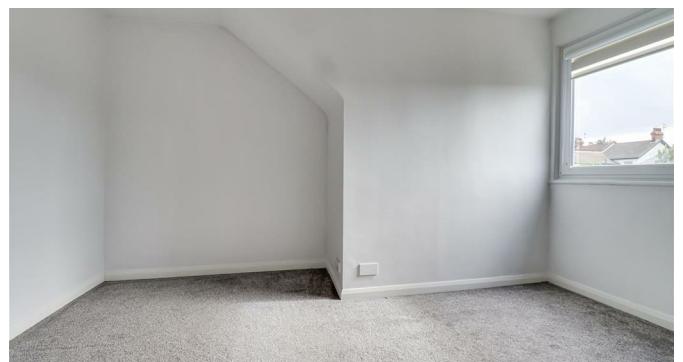
Great sized bathroom with an obscured window to rear aspect, a modern white suite and space for a washing machine.

## **Balcony with Sea Views**

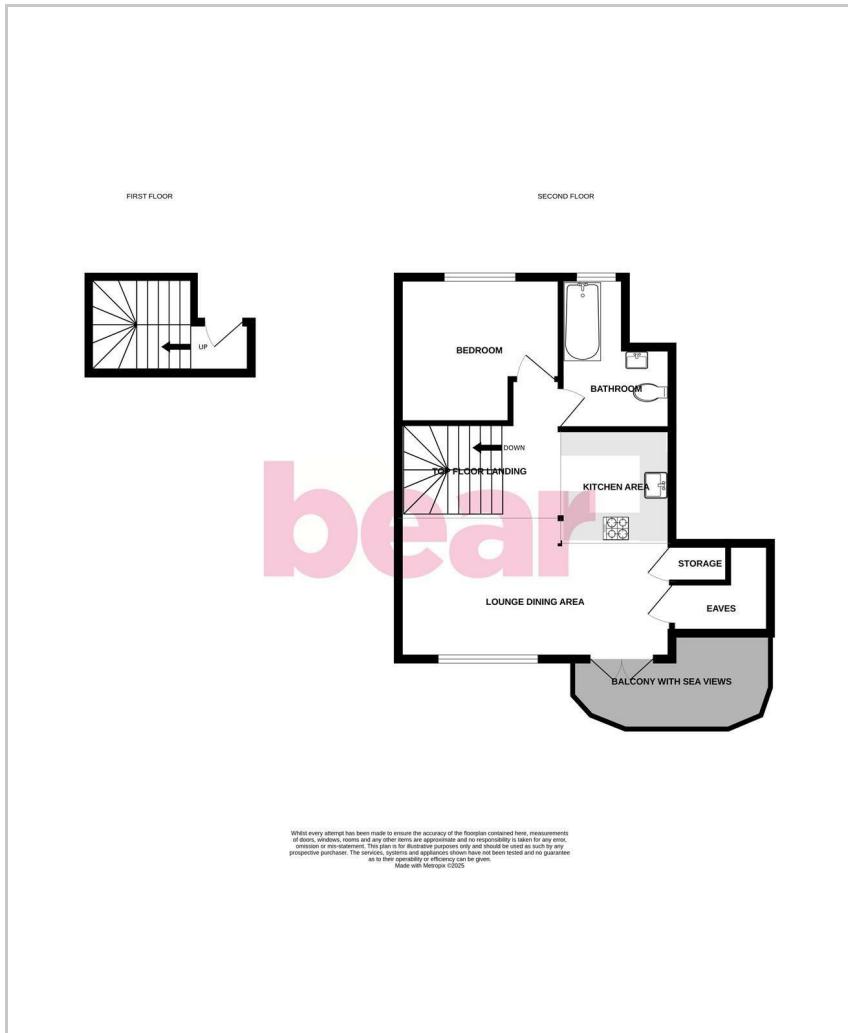
West-facing balcony with built-in seating and space for a table and sea views.

## **Communal Garden**

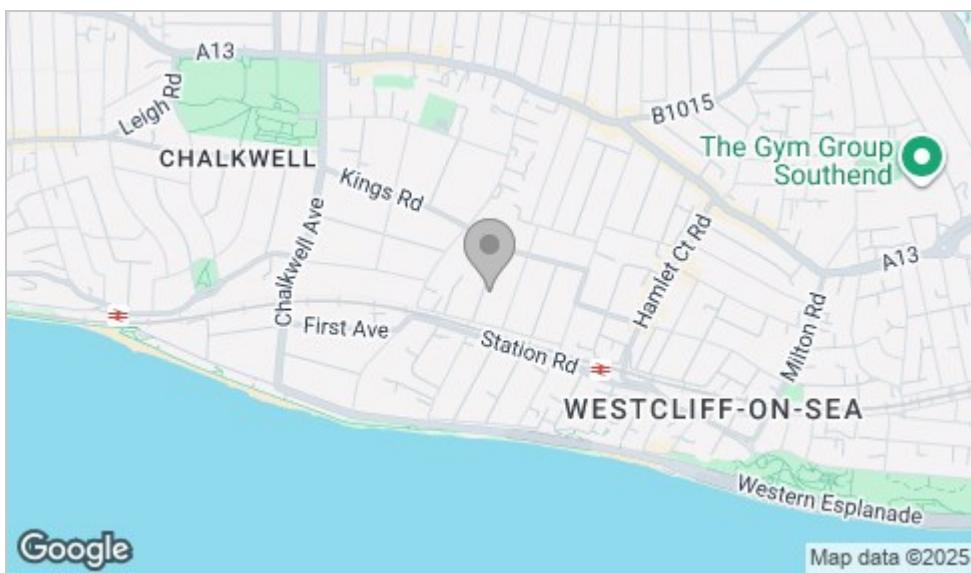
Side access, laid to lawn, fencing.



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	