



* £210,000 - £230,000 * 50/50 SHARE OF FREEHOLD * NO ONWARD CHAIN * OWN PRIVATE REAR GARDEN * Set along Southborough Drive in Westcliff-on-Sea, this charming ground-floor character flat offers generous living space and a convenient location close to the coast. With one spacious bedroom and its own rear garden, it is well suited to anyone looking for a comfortable home with outdoor space. The bay-fronted lounge is filled with natural light, creating a welcoming setting for relaxing or entertaining. The fully fitted kitchen comes with integrated appliances, while the brick-built conservatory and utility room offers valuable extra space. It could be used for laundry, storage or a home office, depending on your needs. Direct access to the rear garden makes it easy to enjoy time outside, whether for a morning coffee or a quiet afternoon in the sunshine. The flat is also within walking distance of Chalkwell Station, making it a practical choice for commuters. Leigh Broadway is nearby, with its selection of independent shops, cafés and restaurants. For time outdoors, Chalkwell Park and the beach are both within easy reach. Combining character, useful living space and a sought-after location, this flat offers an opportunity to enjoy the best of Westcliff-on-Sea and the surrounding area.

- Ground floor character flat
- Bay-fronted lounge
- Brick-based conservatory/utility room
- Modern three-piece bathroom
- Walking distance to Chalkwell Station and Leigh Broadway shopping facilities, while Chalkwell Park and Beach are also within easy reach
- One good-sized bedroom to the rear
- Fully fitted kitchen with integrated appliances
- Direct access to own rear garden
- Great storage options
- No Onward Chain

Southborough Drive

Westcliff-on-Sea

£210,000

Price Guide



Southborough Drive



Frontage

Small front garden area with a tiled path leading to your own entrance door.

Entrance Hallway

Coved ceiling with a pendant light, two large understairs storage cupboards housing the utility meters and fuse board, composite entrance door to the front, tiled flooring, door to:

Bay-Fronted Lounge

15'4" into the bay x 10'10"

Smooth ceiling, picture rails, double glazed bay windows to the front, feature fireplace with a wooden surround, radiator, newly laid carpet.

Bedroom

11'11" x 10'10"

Coved ceiling, double glazed windows to the rear overlooking the garden, cupboard housing a wall mounted boiler, radiator, newly laid carpet.

Bathroom

7'10" x 5'0"

Smooth coved ceiling, obscured double-glazed window to the side, pedestal wash basin, panelled bath, low-level WC, chrome heated towel rail, laminate flooring.

Kitchen

10'0" x 5'3"

Smooth coved ceiling. Shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated oven and grill, four-ring electric hob with an extractor fan above, stainless steel sink, tiled splash backs, set of drawers, integrated dishwasher,

radiator, tiled flooring, double glazed window to the rear, opening to:

Brick-Based Conservatory

8'1" x 5'3"

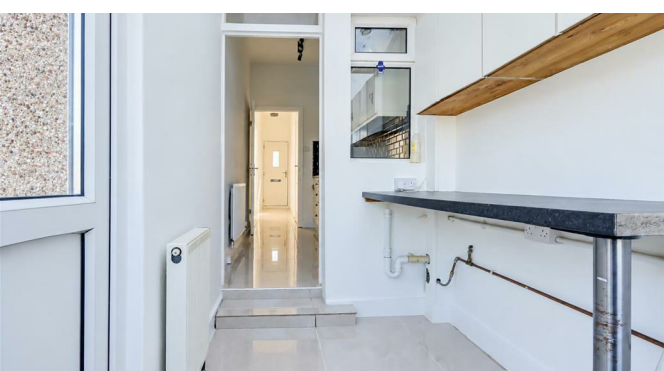
Double glazed windows to the rear and side, UPVC double glazed door to the side leading out to the garden, roll edge laminate worktop, space for a washing machine, space for a tumble dryer, radiator, tiled flooring.

Rear Garden

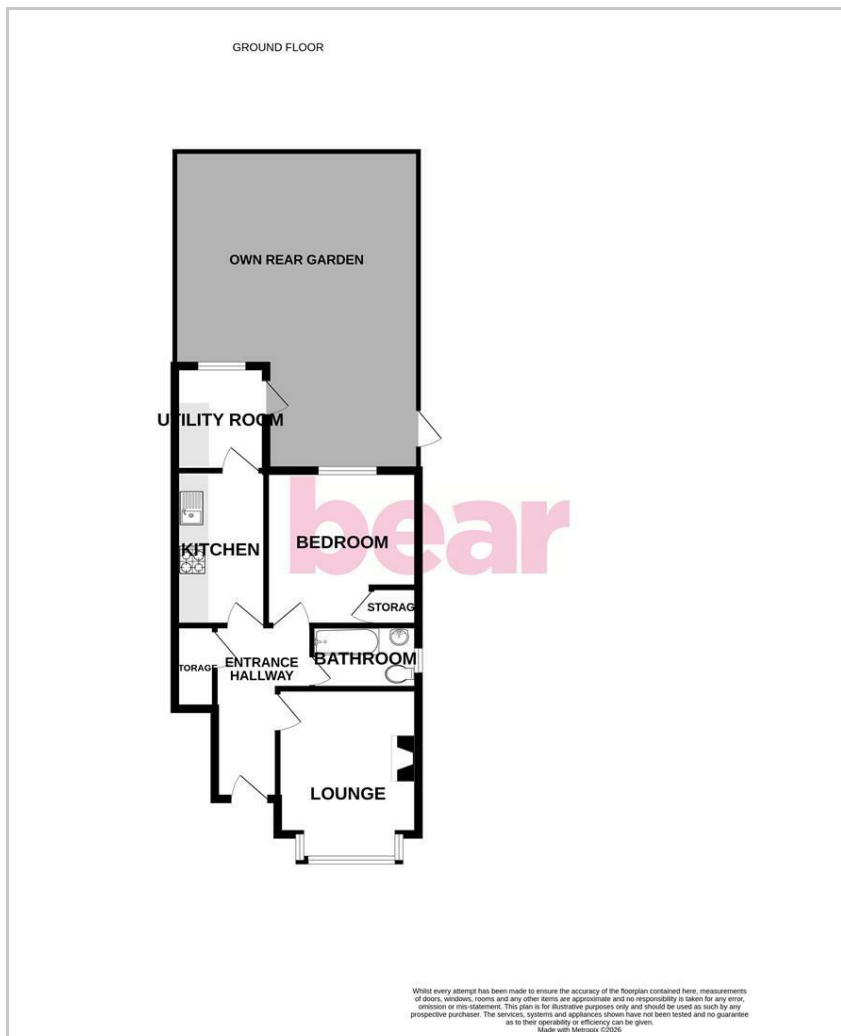
Commences with a patio area with the remainder artificial lawned with a further concrete base to the rear, outside tap, outside power point, side access to the front.

Agents Notes:

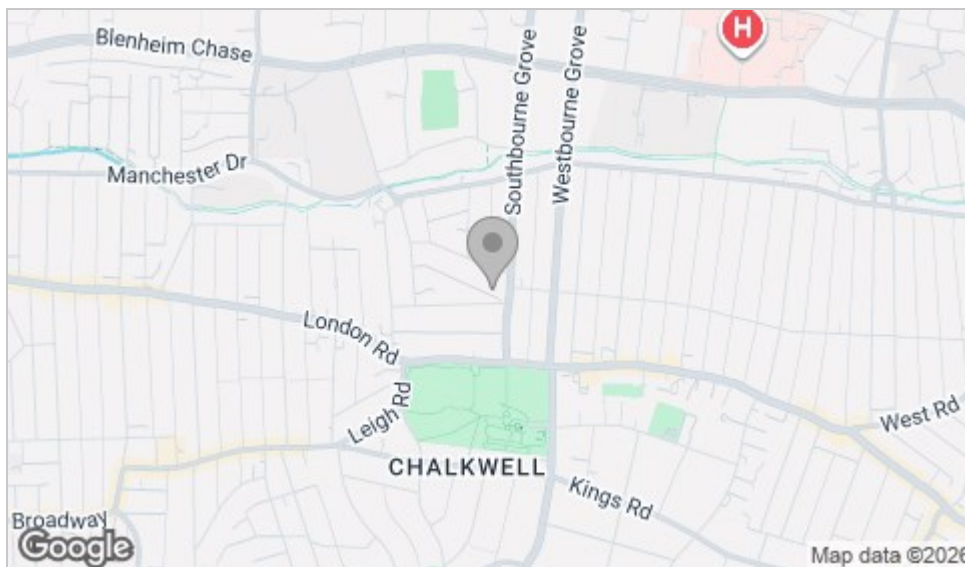
Council tax band; A



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.

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Energy Efficiency Graph

