

# bear

*Estate Agents*



**Ramuz Drive**  
Westcliff-on-Sea

**£240,000** Price Guide



**\*\*GUIDE PRICE OF £240,000 - £250,000\*\***  
No Onward Chain \* Share of Freehold \* Bear Estate Agents are delighted to bring to the market this attractive two bedroom ground floor flat, boasting a generous west facing rear garden and a sought-after location along Ramuz Drive in Westcliff-on-Sea. Combining period charm with modern comforts, this beautifully presented home is ideal for first-time buyers, downsizers, or investors seeking a well-connected property close to schools, transport links, and local amenities.

- Spacious Two Bedroom Ground Floor Flat
- Bright Bay Fronted Lounge
- Modern Fitted Kitchen with Garden Access
- Generous West Facing Rear Garden
- Contemporary Three Piece Bathroom Suite
- Double Glazing and Gas Central Heating
- Well-Presented Throughout
- Share of Freehold
- Within Catchment for The Westborough School and Chase High School
- Close to London Road, A127, Transport Links, amenities and the Seafront

# Ramuz Drive



The accommodation comprises a welcoming entrance with access to a bright bay fronted lounge, filled with natural light and offering a comfortable living space. The modern fitted kitchen provides ample storage and leads directly onto the generous west facing rear garden, perfect for enjoying afternoon sun, entertaining guests, or relaxing outdoors. There are two well-proportioned bedrooms and a contemporary three-piece bathroom suite. The property further benefits from double glazing and gas central heating throughout.

Perfectly positioned within a popular part of Westcliff-on-Sea, this home sits within catchment for The Westborough School and Chase High School, making it ideal for families. It is well placed for access to London Road, the A127, and excellent bus and train links, including Westcliff Station with direct services to London. A variety of local amenities are nearby, including The Palace Theatre, beautiful parks, and the seafront, all contributing to the fantastic lifestyle this location offers.

## **Two Bedroom Ground Floor Flat**

### **Entrance Hall**

### **Lounge**

16'2 x 13'3

### **Kitchen**

11'8 x 7'8

### **Bedroom One**

11'10 x 11'2

### **Bedroom Two**

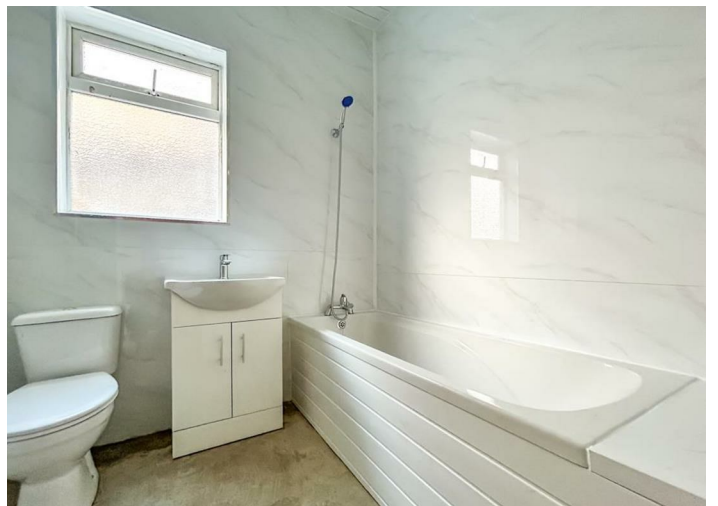
10'0 x 8'4>7'9

### **Bathroom**

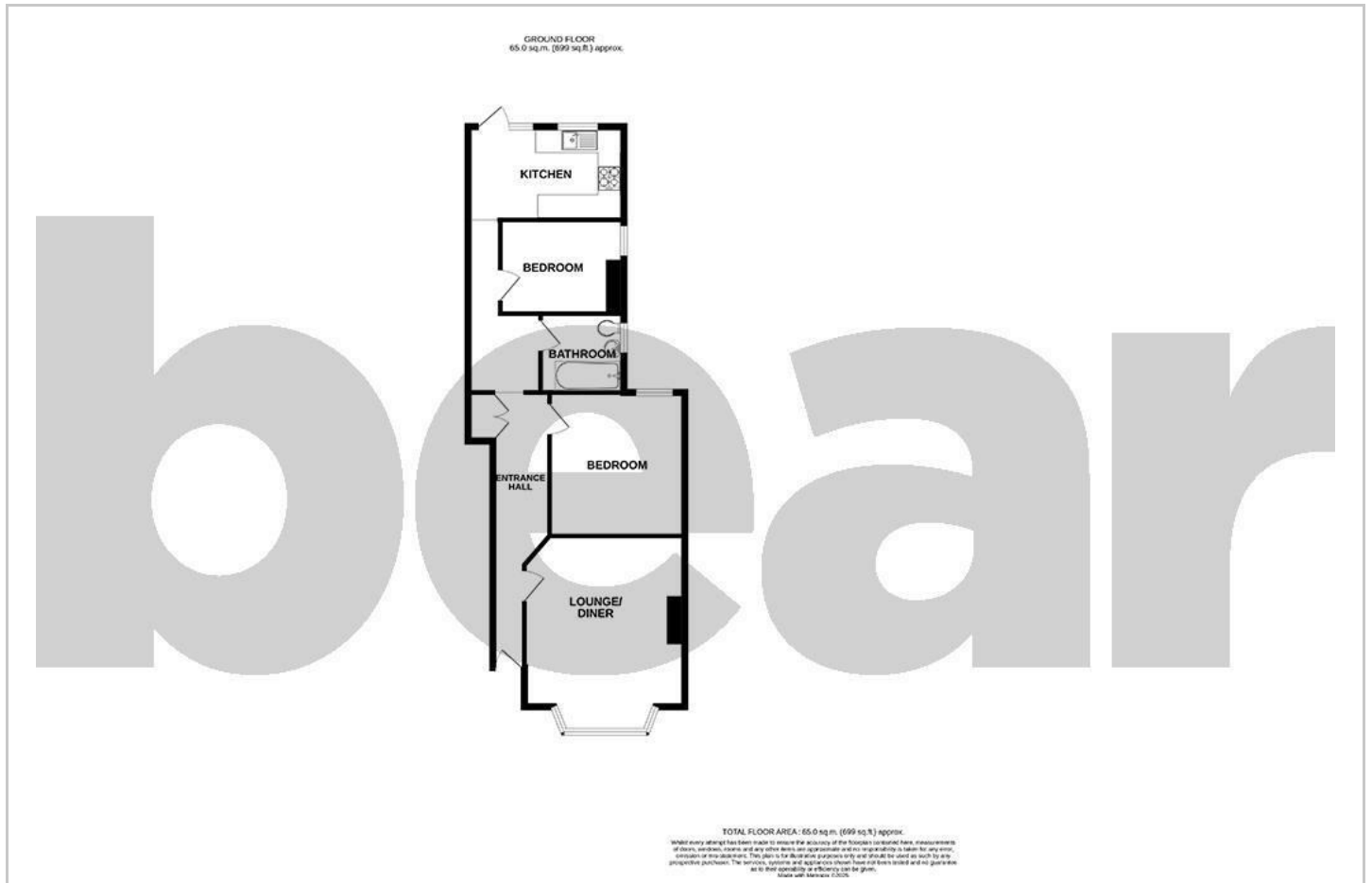
6'9 x 6'6

### **West Facing Garden**

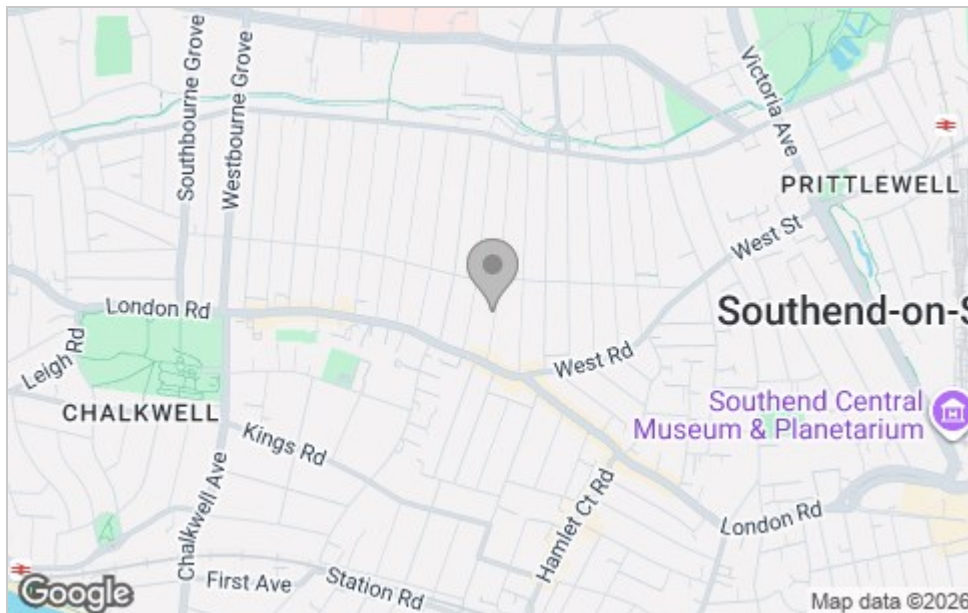
Westcliff-on-Sea



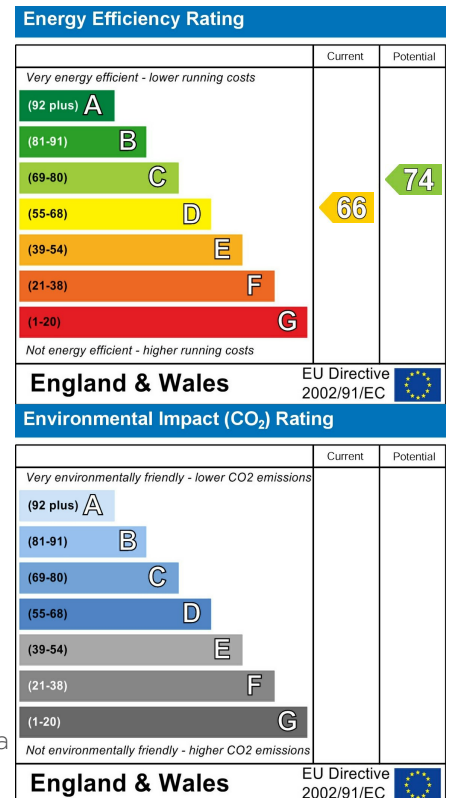
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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