

FOR SALE

Clifton Drive,
Westcliff-On-Sea SS0 7SW

Guide Price £325,000 Leasehold Council Tax Band - D

2 1 **1** 862.00 sq ft

- A Very Well Maintained Ground Floor Apartment With Seaviews
- Long Lease
- Two Double Bedrooms
- Fitted Kitchen With Breakfast Bar
- Small Private Courtyard To Rear
- Modern Three Piece Shower Room
- A Short Walk To Mainline C2C Station
- Across The Road From the Seafront
- A Nice Quiet Location With Only A Short Walk To Shops And Restaurants
- Private Freeholder

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

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Description

This ground floor apartment offers a perfect blend of comfort and convenience. Boasting fantastic seaviews and its own private access, this well-presented residence features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the sea.

GUIDE PRICE £325,000 - £350,000

The heart of the home is a fitted kitchen complete with a breakfast bar, perfect for casual dining or entertaining guests. The living space is bright and inviting, and is thoughtfully designed to ensure a warm and welcoming atmosphere throughout.

With a long lease in place, this property not only provides a comfortable living space but also offers peace of mind for future investment. The location is particularly advantageous, as it is just a short walk to the mainline station, making commuting to London or other nearby areas both easy and convenient.

In summary, this ground floor apartment on Clifton Drive is a wonderful opportunity for those looking to enjoy coastal living with modern amenities. Its appealing features and prime location make it a must-see for anyone seeking a new home in Westcliff-On-Sea.

Measurements

Entrance Hall
0.91m x 3.44m (2'11" x 11'3")
Lounge
3.74m x 3.83m (12'3" x 12'6")
Kitchen/Breakfast Room
3.18m x 3.59m (10'5" x 11'9")
Lobby/Hallway
0.75m x 3.54m (2'5" x 11'7")
Bedroom 1
2.65m x 3.55m (8'8" x 11'7")
Bedroom 2
2.06m x 3.60m (6'9" x 11'9")
Shower Room
1.23m x 2.70m (4'0" x 8'10")

Interior

The private front door opens through into a welcoming porch with a door leading through to the lounge. The kitchen can be found just off the lounge with fitted appliances and granite worktops throughout, including a large breakfast bar with space for stools. There is plenty of storage space in the internal hallway which leads to the bedrooms and shower Room. The main bedroom is firstly locate don the left with fitted wardrobes. The second bedroom is to the rear of the property with access to the courtyard, and the shower room offers a three piece modern suite.

Exterior

The property boasts a patio area to the front with room for a table and chairs to sit and admire the view, and private courtyard to the rear.

Location

Situated just off the seafront and within walking distance to the mainline station, bars, restaurants, shops and Cliffs Pavilion, this property has everything you need on the doorstep whilst being in a nice peaceful location.

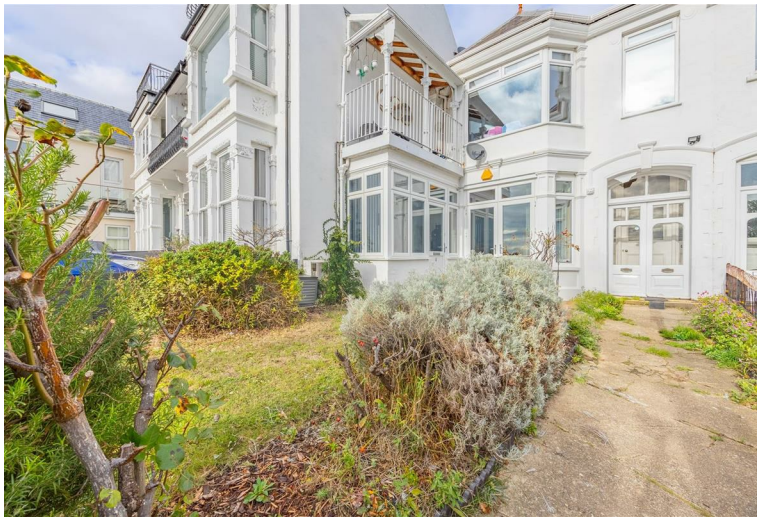
School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery
Belfairs Academy

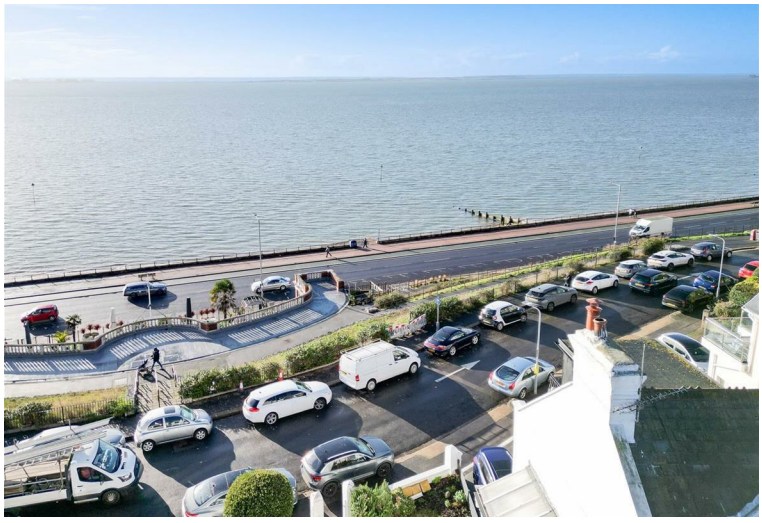
Tenure

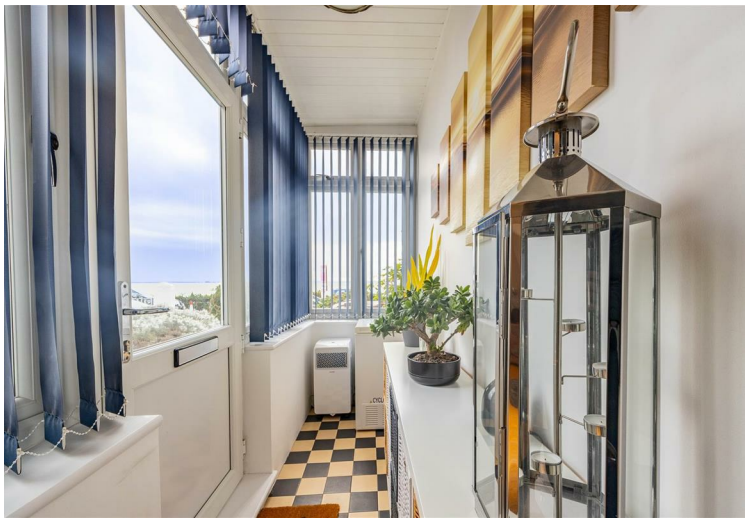
Leasehold
Lease years remaining: 150 (189 years from 17 December 1987)
Annual ground rent: £250
Annual service charge: £0
Tax Band D





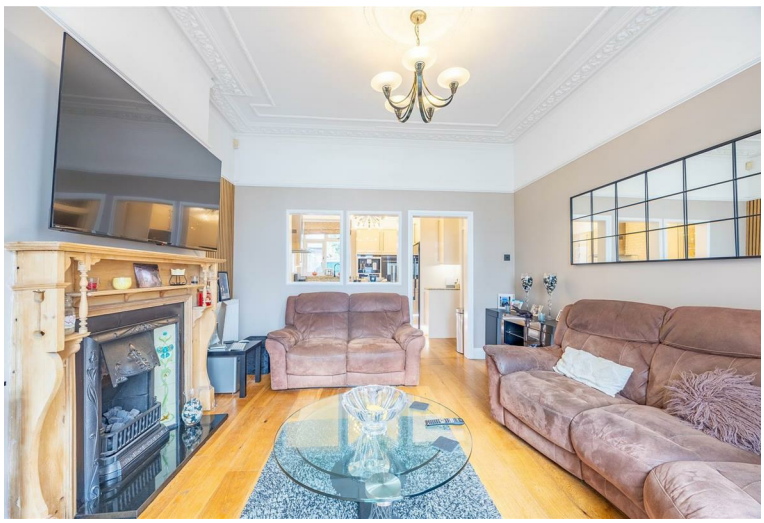










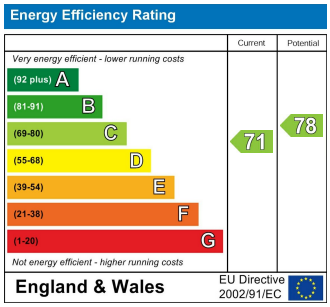


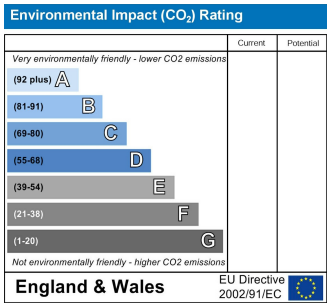
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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