



# FOR SALE

## Cliffsea Grove, Leigh-On-Sea SS9 1NG

£200,000 Leasehold - Share of Freehold First Floor Apartment

1  1  1  355.21 sq ft

- A Spacious Double Bedroom First Floor Apartment
- Share Of Freehold
- No Onward Chain
- Walking Distance To Both Chalkwell & Leigh on Sea Train Stations
- Three Piece Quality Bathroom
- Fully Double Glazed
- Kitchen With High Spec Appliances
- West Facing Lounge
- Free Flowing Kitchen/Lounge
- Garage To The Rear

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

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## Description

This first-floor apartment offers a perfect blend of comfort and convenience. The property features an attractive and bright reception room that serves as an inviting space for relaxation or entertaining guests, which charmingly flows through to the kitchen through an arch way.

The apartment comprises one double bedroom, ideal for a single occupant or a couple. The modern bathroom is thoughtfully designed, providing all the necessary amenities for your daily routines with contemporary finishes. A garage to the rear of the property provides additional storage space.

Leigh-On-Sea is known for its picturesque seafront and vibrant community, making this flat an excellent choice for those who appreciate coastal living while still being close to local amenities. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area.

## Measurements

Living Room - 11'9 x 15'1 (3.59m x 4.61m)  
Kitchen - 6'8 x 6'10 (2.05m x 2.09m)  
Bedroom - 11'8 x 7'3 (3.56m x 2.21m)  
Bathroom - 5'8 x 4'11 (1.74m x 1.52m)

## Interior

A well-presented one double bedroom first floor apartment offering modern living throughout. The property features a bright lounge with archway leading to a modern fitted kitchen with oven, hob and integrated fridge freezer. The recently fully tiled bathroom includes a bath with overhead shower and heated towel rail. Rooms benefit from recently fitted modern radiators.

## Exterior

The property forms part of a charming building with an attractive façade featuring characterful period-style window architecture. To the rear of the building, the property also benefits from a garage, providing convenient additional storage. Security is at the forefront of this property featuring a secure entry phone system. To the side, there is a small pleasant communal garden to admire.

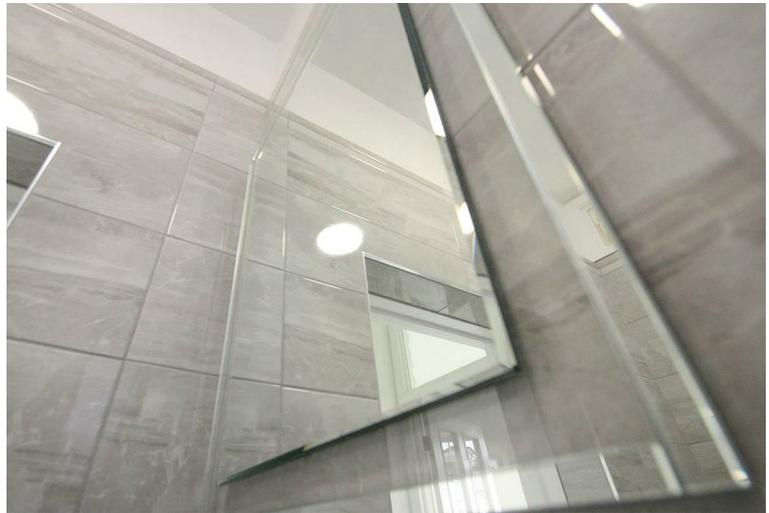
## Location

Cliffsea Grove is ideally located in the popular coastal town of Leigh-on-Sea, within easy reach of the vibrant Leigh Broadway with its array of cafés, restaurants, shops and local amenities. Chalkwell and Leigh-on-Sea railway stations are both nearby, offering direct c2c services to London Fenchurch Street, making the location ideal for commuters. The seafront and local parks are also within close proximity, providing excellent leisure opportunities.

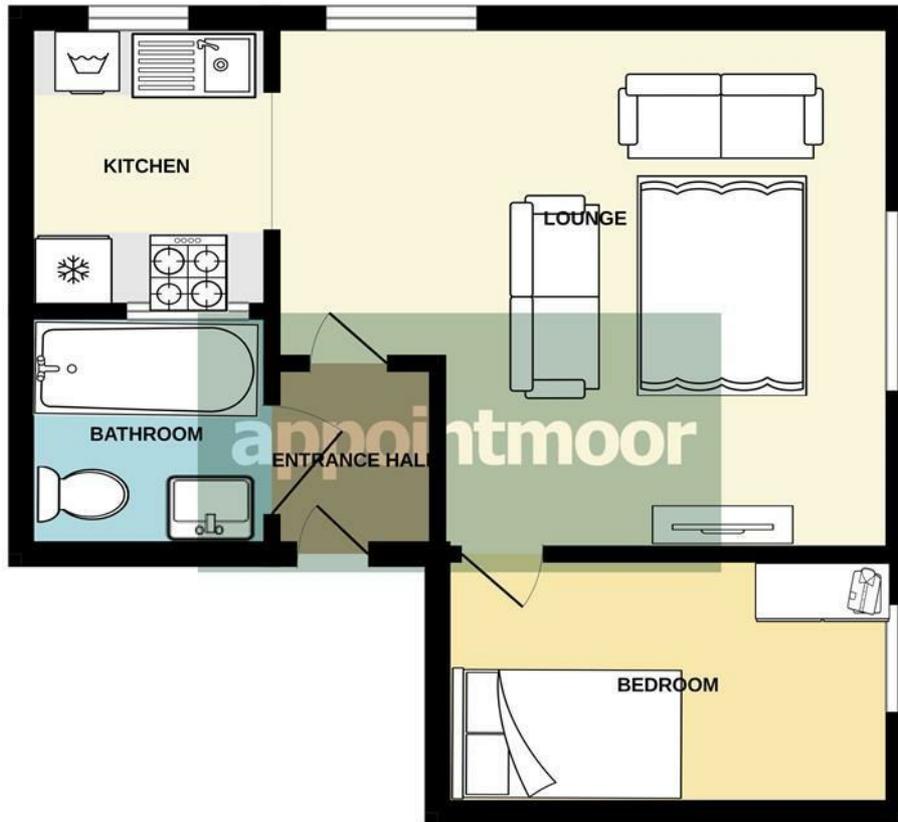
## Tenure

Years remaining: 160 years  
Share of freehold  
Owner Run Managing Company Called 27 Cliffsea Grove Management Co Ltd  
Council Tax Band - A





# 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.  
Made with Metropix 52025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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