



# FOR SALE

**Palmerston Road,  
Westcliff-On-Sea SS0 7TA**

**£270,000 Leasehold Council Tax Band - A**

2  1  1  645.80 sq ft

- First Floor Two Bedroom Apartment
- Recently Fitted New Carpets
- Very Well Maintained Throughout
- Communal Garden To Rear
- Seaviews From The Lounge/Diner
- Mainline Station Only A Short Walk
- Three Piece Modern Bathroom Suite
- 'Howdens' Kitchen
- No Onward Chain
- Great Location With Only A Short Walk to Restaurants, Bars and Shops

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

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## Description

Positioned just off the seafront, this first-floor flat on Palmerston Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a modern bathroom, this property is ideal for those seeking their first home or downsizing.

The flat boasts a spacious lounge/diner that features sea views, allowing you to enjoy the beauty of the coastline from the comfort of your home. The contemporary 'Howdens' kitchen is well-equipped with ample storage. Recently laid carpets and tasteful decor throughout ensure that the property is in excellent condition, ready for you to move in without delay.

The location is particularly advantageous, being just a stone's throw from the seafront and within walking distance to Southend City, where you will find an array of shops, bars, and restaurants. The nearby cliffs pavilion adds to the appeal, offering a variety of entertainment options.

Additionally, the mainline train station is conveniently located only a very short walk away, making commuting a breeze. This property is being offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer, a small family, or looking for a seaside getaway, this flat presents an excellent opportunity to enjoy coastal living in a vibrant community.

## Measurments

6'3 x 4'3 (1.91m x 1.30m)

Lounge/Diner - 18'3 x 14'4 (5.56m x 4.37m)

Bedroom 1 - 14'5 X 9'3 (4.39m x 2.82m)

Bedroom 2 - 12'1 x 7'11 (3.68m x 2.41m)

Kitchen - 10'11 x 7'11 x 7'9 (3.33m x 2.41m x 2.36m)

Bathroom - 6'3 x 4'3 (1.91m x 1.30m)

## Interior

The property is situated on the first floor and upon entering the apartment, to the right hand side is the lounge/diner which offers plenty of light with a large bay window offering seaviews, next along the hallway is the second bedroom again positioned to the front of the building and the main bedroom just a little further along with windows looking out to the rear. The kitchen provides wall and base units with square edge worktops, built in oven with hob and extractor fan over, integrated one and a half stainless steel sink and drainer and space for all other appliances. The shower room consists of a modern three piece suite and obscure window.

## Exterior

There is a communal garden to the rear of the property and the grounds are kept nice so you can enjoy hot summer days.

## Location

A very convenient location with the seafront at one end and mainline station at the other. The property is also within a short walk to local shops, bars and restaurants with the added bonus of Southend City and Leigh-On-Sea being only a few more minutes away.

## School Catchments

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

## Tenure

Leasehold

153 Years Remaining

Ground Rent £60 per year

Service Charge £1,500 per year





# FIRST 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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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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