



FOR SALE

**Ramuz Drive,
Westcliff-On-Sea SS0 9JN**

Guide Price £350,000 Freehold Council Tax Band - B

3  1  1  818.06 sq ft

- High Spec Three Bedroom End Terrace House
- Cosy And Elegant Bay-Fronted Lounge With Touch-Control Backlighting
- Sleek Wrap-Around Kitchen With Soft-Close Cabinets And Touch Lighting Features
- Open-Plan Lounge / Kitchen / Diner Layout
- Large Built In Sliding Door Wardrobes In Bedroom One
- Spacious First And Second Bedrooms
- App-Controlled Exterior Lighting For Night Time Curb Appeal And Security
- Japanese Style Toilet With Bidet Function
- Prime Location Near Station, Parks, Schools, Shops, Supermarkets And Seafront
- Rear Garden With Convenient Side Access

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

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Description

*** GUIDE PRICE £350,000 - £365,000 ***

A beautifully finished, light-filled home offering a harmonious blend of contemporary style and modern functionality. From the elegant bay-fronted lounge with ambient backlighting to the sleek kitchen with touch-control fittings and soft-close cabinetry, every detail has been carefully curated to enhance everyday living. Three bedrooms and a luxurious, tech-forward bathroom round out the perfect interior retreat.

Effortless curb appeal meets practical outdoor space with a stylishly paved frontage, smart app-controlled exterior lighting, and rare side access. The west facing rear garden is a surprising highlight, ideal for entertaining, relaxing, or watching children play. Mature borders and a large shed complete this secluded and well-thought-out outdoor sanctuary.

Centrally located with excellent transport links via Prittlewell Station, this home is perfectly situated for professionals, families, and first-time buyers alike. Enjoy close proximity to local shops, restaurants, excellent schools, parks, Southend Hospital, and the coast –all contributing to an exceptional quality of life in a vibrant community.

Measurements

Hallway
15'4 x 5'9 > 2'11 (4.68m x 1.77m > 0.89m)
Lounge
9'7 x 10'10 x 15'6 into bay (2.94m x 3.31m x 4.73m)
Kitchen/Diner
11'10 > 7'8 x 9'10 into alcove x 8'6 > 15'11 (3.61m > 2.34m x 3.00m into alcove x 2.61m > 4.86m)
Landing
10'7 x 2'10 < 6'3 (3.23m x 0.87m < 1.93m)
Bedroom 1
8'9 x 15'8 into bay (2.68m x 4.78m into bay)
Bedroom 2
9'4 < 10'7 into recess x 11'11 (2.86m < 3.23m into recess x 3.64m)
Bedroom 3
7'4 x 5'10 (2.25m x 1.79m)
Bathroom
5'9 x 6'2 (1.77m x 1.90m)

Ground Floor

Step into a thoughtfully designed, what we believe to be a move-in-ready spec home where contemporary style meets everyday comfort. The bright and airy lounge features a stunning bay window and elegant built-in storage with soft-touch control backlighting, perfect for a cosy glow in the evenings. Flowing naturally into the kitchen/diner, this sociable open plan area has space for a dining table and is anchored by a sleek, wrap-around light grey kitchen, with integrated appliances, plus boasting soft-close cabinetry, dimmable under-cabinet and counter lighting, and an ultra-modern mixer tap with touch on/off control and pull-out multifunction spout, a wonderful high tec kitchen for culinary enthusiasts. From here you can access the rear garden, seamlessly extending your living space outdoors. The hallway offers generous storage, including a built-in cupboard and understairs space for practicality and organisation.

First Floor

Upstairs, three bedrooms cater to the needs of a growing family. Bedroom 1 is a serene retreat, complete with bespoke mirrored sliding wardrobes and a bright bay window that reflects the home's Victorian character. The second bedroom, ideal for a teenager, features built-in storage cupboard and wardrobe, with additional space for a desk, offering opportunity for both study and relaxation. Bedroom three is a versatile space, perfect as a nursery, young child's room or a dedicated home office if needed. A beautifully appointed bathroom completes the floor, showcasing stylish neutral décor, patterned flooring, and a Japanese-style w/c with built-in bidet, temperature-controlled seat, soft-close lid, and integrated dryer. A dual-fuel towel rail allows flexible, energy-efficient heating of this space.

Exterior

Oozing curb appeal and thoughtful design, the home welcomes you with a paved frontage, bordered by decorative modern walls

and enhanced by app-controlled feature lighting, beautifully illuminating the frontage at night. A side access path connects the front and rear seamlessly, leading to a surprisingly generous garden. Here, lush lawn space is framed by decorative shingle borders and mature shrubbery, creating a private haven for outdoor living. A large, chic shed offers additional storage, making this garden as practical as it is picturesque.

Location

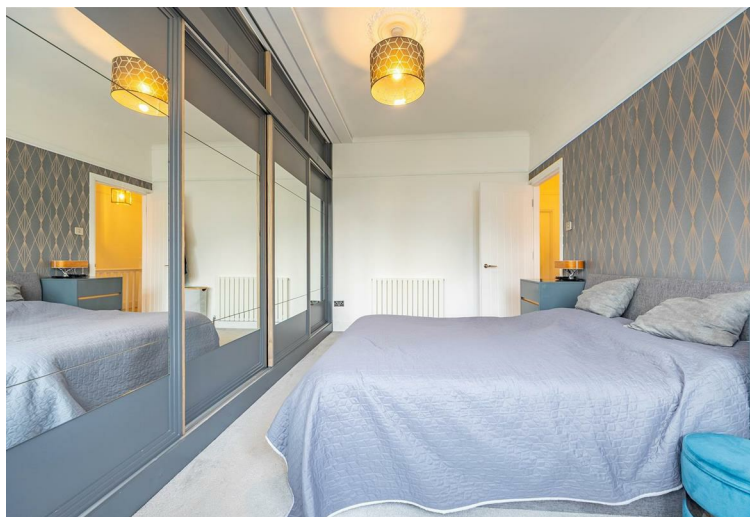
Situated in a sought-after and well-connected part of Southend-on-Sea, this home enjoys a location that truly delivers on both convenience and lifestyle. Whether you're commuting, raising a family, or looking to enjoy the very best of coastal living, this address offers it all. For commuters, Prittlewell Train Station is within easy driving distance, offering direct services into London. Here you have quick access to the A127 and A13 routes for those needing convenient access to the surrounding areas. Families will appreciate being close to a selection of well-regarded local schools, catering for all age groups. The area is rich in local amenities, including shops, cafes, restaurants, and supermarkets, all nearby for daily convenience. Whether it's grabbing your morning coffee, popping out for essentials, or enjoying a meal out with friends or family, everything is within easy reach. When it comes to leisure and outdoor lifestyle, you're spoilt for choice. Just a short drive away are the beautiful open spaces of Priory Park and Chalkwell Park, ideal for weekend walks, family picnics, or simply a breath of fresh air. Dog owners and joggers will appreciate the variety of green, open spaces in the area. For those who love the coast, the iconic Southend seafront is just minutes away, offering everything from classic fish and chips and amusement arcades to relaxing strolls along the promenade. Whether it's a summer beach day or a bracing winter walk with a hot drink in hand, the seaside is a year-round attraction. Healthcare professionals will note the short commute to Southend University Hospital, making the home especially convenient for NHS staff. This is a location that effortlessly combines the calm of suburban living with the buzz of town and coastal amenities, an ideal blend for those who want it all within easy reach.

School Catchments

The Westborough School
Chase High School

Tenure

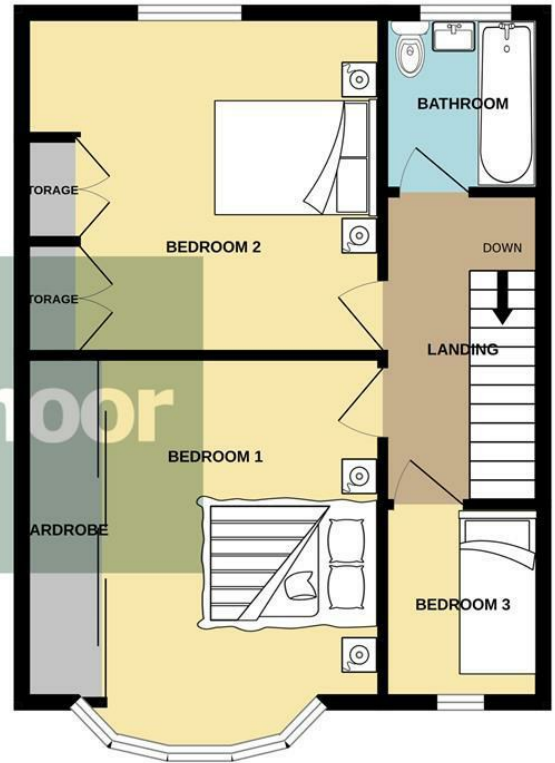
Freehold



GROUND FLOOR



1ST 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



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