

# FOR SALE

## Preston Road,
## Westcliff-On-Sea, SS0 7NB

**Asking Price £240,000 Leasehold Council Tax Band - A**

**2** 1 **1** 473.62 sq ft

- Beautifully Presented Two Bedroom First-Floor Apartment
- Open-Plan Kitchen And Lounge
- Stylish Fitted Kitchen With Integrated Appliances
- Contemporary Three-Piece Bathroom Suite With TV Feature
- Double First Bedroom With Period Arch & Bay Window Features
- Versatile Second Bedroom Ideal For Modern Living
- Convenient Off-Street Parking To The Front
- Short Walk To Westcliff Beach And Seafront
- Moments From Hamlet Court Road Shops And Cafés
- Walking Distance To Westcliff Station With Direct London Links

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

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# Description

Beautifully presented and effortlessly inviting, this two-bedroom first-floor apartment combines modern styling with wonderfully practical living. A light-filled open-plan kitchen and lounge creates the perfect setting for relaxing or entertaining, complemented by stylish cabinetry with integrated appliances. Two bedrooms and contemporary bathroom complete this appealing home, offering comfort and flexibility.

Enjoy the convenience of off-street parking to the front of this beautifully positioned apartment, tucked within an established Westcliff-on-Sea residential setting. Mornings can begin with a refreshing breeze, sat on the private balcony with a coffee in hand, creating an appealing lifestyle that brings everyday practicality and enjoyment together.

Embrace coastal living from this wonderfully connected Westcliff-on-Sea location, moments from Westcliff railway station and the independent shops and cafés of Hamlet Court Road. Beautiful seafront walks, Southend Cliff Gardens and the popular Chalkwell Park offer opportunities to unwind, while direct London rail connections make this an exceptional choice for commuters and coastal lifestyle enthusiasts alike.

## Measurements

Kitchen/Lounge
4.19m x 3.65m (13'8" x 11'11")
Bedroom 1
4.03m into bay including wardrobes x 4.44m (13'2" into bay including wardrobes x 14'6")
Bedroom 2
2.82m x 1.60m (9'3" x 5'2")
Bathroom
2.87m x 1.60m (9'4" x 5'2")
Hallway
1.45m x 2.28m at widest points (4'9" x 7'5" at widest points)
Balcony
4.40m x 1.17m (14'5" x 3'10")

## Interior

A contemporary styled first-floor apartment offers a wonderful setting for modern coastal living. At the heart of the home is a beautifully arranged open-plan kitchen and lounge, where natural light creates a bright and welcoming atmosphere. The fitted kitchen features integrated appliances and sleek cabinetry, seamlessly complementing the living area and creating an ideal environment for everything from relaxed evenings to entertaining friends and family. A main double bedroom with large arch period feature, bay window and fitted wardrobes make for a restful retreat, with a secondary bedroom ideal for a growing family or a dedicated home office. A modern three-piece bathroom suite completes the main accommodation with a white tiled colour scheme, a bath and overhead shower, with the additional bonus of a television built in to enjoy catching up on your favourite show whilst you relax in a bubble bath. There is a fully boarded large private loft area accessed via a pull down ladder from the hallway (not included in the lease of the property) but with the freeholders consent, can be used by the leaseholder for storage.

## Exterior

The property benefits from an off-street allocated parking space to the front, providing a welcome convenience in this desirable coastal setting. The current owner has an agreement with the freeholder, for a monthly cost, allowing parking for a further two vehicles, making this arrangement ideal for visiting guests or a couple with two vehicles needing to park. The home features a balcony area accessed from the Kitchen/Living Room for enjoying sunny weather and pleasant outlooks.

## Location

Perfectly positioned along Preston Road in the heart of Westcliff-on-Sea, this apartment offers an enviable lifestyle where coastal charm meets exceptional convenience. Just a short walk from Westcliff Beach and Western Esplanade, residents can enjoy beautiful waterfront walks, independent cafés and scenic views across the Thames Estuary. The popular Hamlet Court Road is moments away, offering a wonderful collection of independent shops, restaurants and everyday amenities. Westcliff railway station is also within easy walking distance, providing direct c2c services towards London Fenchurch Street, making commuting wonderfully straight forward. For those who enjoy spending time outdoors, the picturesque Southend Cliff Gardens offer beautifully maintained green spaces overlooking the estuary, while the popular Chalkwell Park is also within easy reach, featuring ornamental gardens and recreational facilities. The nearby Cliffs Pavilion provides an excellent selection of live entertainment, with Southend High Street offering further shopping, dining and leisure opportunities. An exceptional location for enjoying the very best of seaside living without compromising on connectivity.

## Tenure

Leasehold
Lease Years Remaining: 117
Annual Ground Rent: £250.00
Annual Service Charge: £300.00




ON THE ROCKS





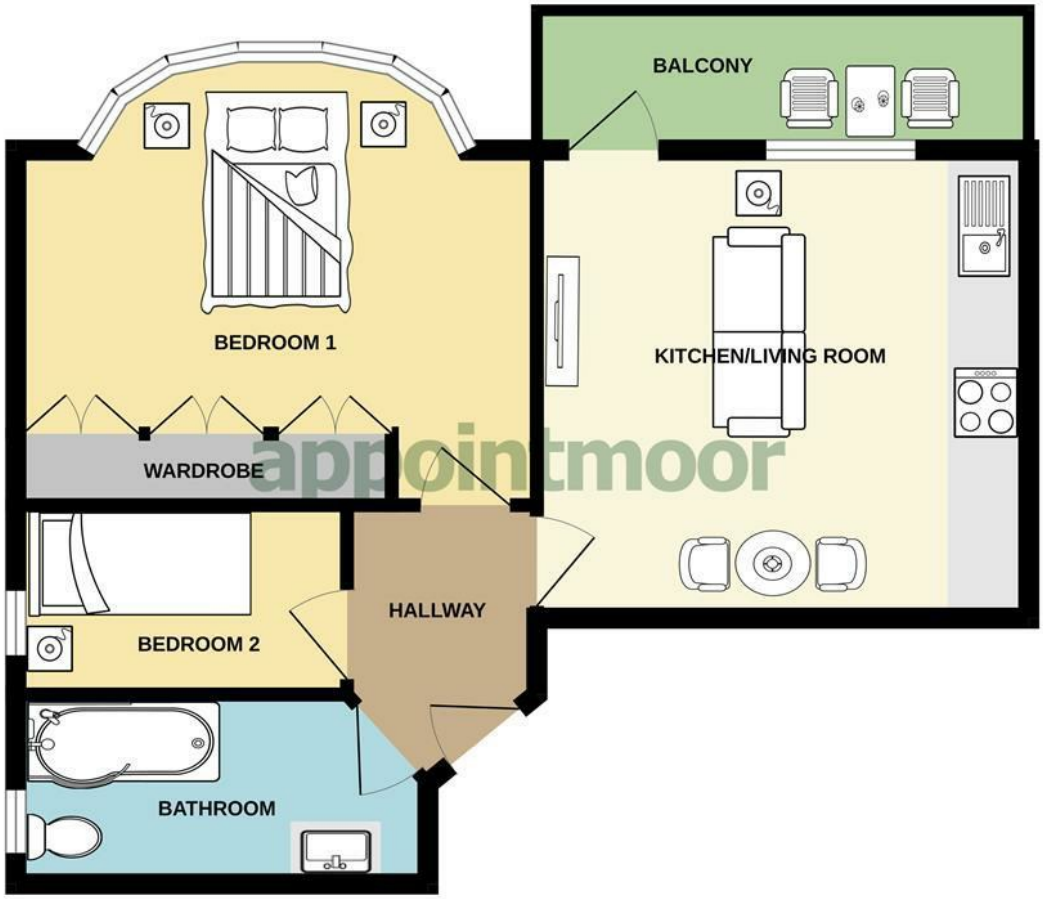




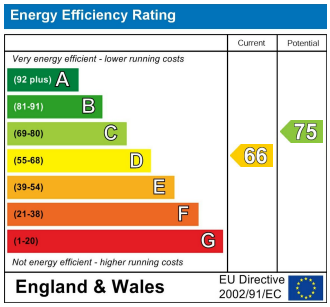


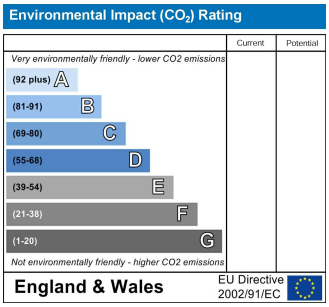


FIRST FLOOR




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