



FOR SALE

**Seaforth Road,
Westcliff-On-Sea, SS0 7SN**

Asking Price £325,000 Leasehold - Share of Freehold Council Tax Band - A

3  1  1  882.64 sq ft

- Spacious Three Bedroom Apartment With Period Charm
- Beautiful Bay-Fronted Lounge With Feature Fireplace
- Generous Kitchen/Diner With Integrated Oven And Hob
- Characterful Split-Level Landings Throughout
- Main Bedroom With Ample Wardrobe Space
- Two Versatile Bedrooms Ideal For Family Or Office Use
- Private Balcony With Attractive Sea Views
- Fully Boarded Loft Providing Additional Space
- Allocated Driveway Parking For One Vehicle
- Moments From Westcliff Station, Seafront And Local Amenities

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

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Description

Beautiful period features and versatile accommodation combine within this spacious three-bedroom apartment. A charming bay-fronted lounge with fireplace, kitchen/diner and distinctive split-level landings create a home full of character. Three flexible bedrooms, a balcony with sea views and a fully boarded loft provide further appeal.

Enjoying a desirable position along Seaforth Road, the property benefits from allocated driveway parking for one vehicle. A private balcony provides a charming outdoor area with attractive views towards the sea and a wonderful opportunity to enjoy fresh coastal air from the comfort of home.

Perfectly positioned for coastal living, this characterful home is just a short stroll from Westcliff's beautiful seafront. Westcliff Railway Station, Hamlet Court Road's independent amenities, the picturesque Cliff Gardens and Chalkwell Park are all within easy reach, offering an excellent balance of convenience, connectivity and seaside charm.

Measurements

Kitchen
4.76m x 3.58m (15'7" x 11'8")
Lounge
4.86m x 3.57m (15'11" x 11'8")
Bedroom 1
3.80m x 3.70m (12'5" x 12'1")
Bedroom 2
2.70m x 2.10m (8'10" x 6'10")
Bedroom 3
2.45m x 2.00m (8'0" x 6'6")
Bathroom
2.20m x 1.83m (7'2" x 6'0")

Interior

Combining beautiful period character with spacious, versatile accommodation, this three-bedroom home offers a wonderful opportunity to embrace coastal living. Entering through the communal entrance, private door and ascending a flight of stairs, distinctive split-level landings introduce an interesting layout that adds personality to the home. The kitchen/diner provides a welcoming space for everyday living, featuring an L-shaped arrangement of fitted base and wall units, integrated oven and hob, and space for additional appliances. There is room for a dining table and chairs, creating an inviting setting for family meals and entertaining. The lounge is full of traditional charm, with a beautiful bay window drawing natural light into the room and a characterful fireplace feature creating an attractive focal point. A comfortable setting for relaxing or gathering with friends and family. The main bedroom, a double room with space for wardrobes, while two further bedrooms provide excellent versatility as children's rooms, guest accommodation or a dedicated home office. One of these bedrooms opens onto a private balcony, where delightful views towards the sea offer the perfect backdrop for a morning coffee or a moment of relaxation. The bathroom features a classic white suite with bath and overhead shower, complemented by a separate W/C. Period high ceilings make this home feel grand and spacious. Completing the accommodation is a fully boarded loft, providing valuable additional storage space.

Exterior

Positioned along the desirable Seaforth Road, the property benefits from an allocated driveway parking space to the front of the building, providing convenient off-street parking for one vehicle. A private balcony offers an additional outdoor retreat,

with views towards the sea creating a lovely setting to enjoy fresh coastal air and peaceful moments throughout the day.

Location

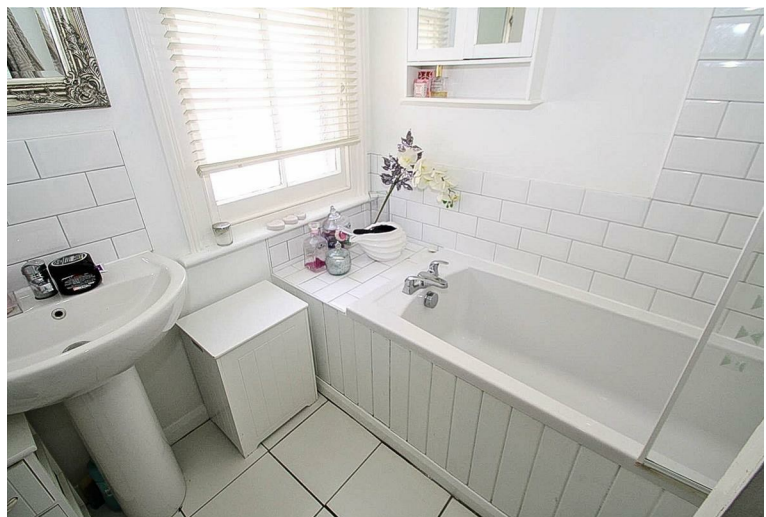
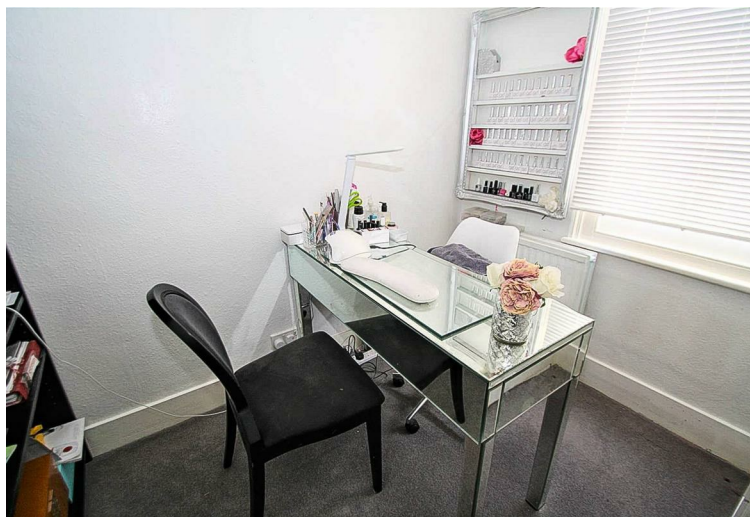
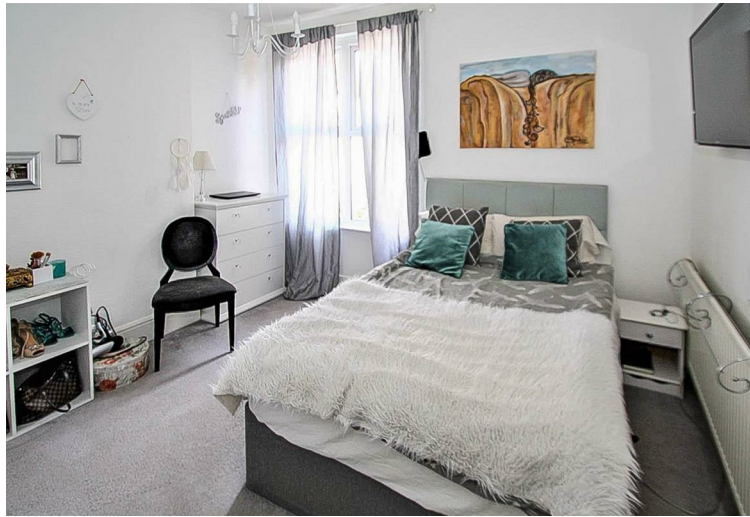
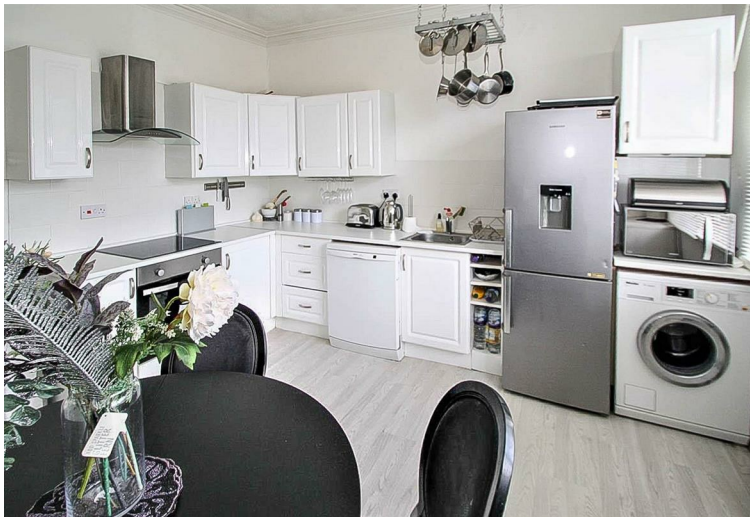
Situated in a desirable coastal position, Seaforth Road places the very best of Westcliff-on-Sea within easy reach. The beautiful seafront and Western Esplanade are just a short stroll away, offering scenic walks, inviting cafés and wonderful views across the Thames Estuary. Westcliff Railway Station is exceptionally convenient, providing direct c2c services towards London Fenchurch Street, making this an ideal location for commuters. The independent shops, cafés and restaurants of Hamlet Court Road are also nearby, alongside the popular Cliffs Pavilion for live entertainment. For outdoor recreation, the picturesque Cliff Gardens offer elevated coastal views, while nearby Chalkwell Park provides beautiful green spaces, recreational facilities and attractive gardens. A selection of local schools, including Barons Court Primary School and St Bernard's High School, further enhances the appeal of this well-connected location.

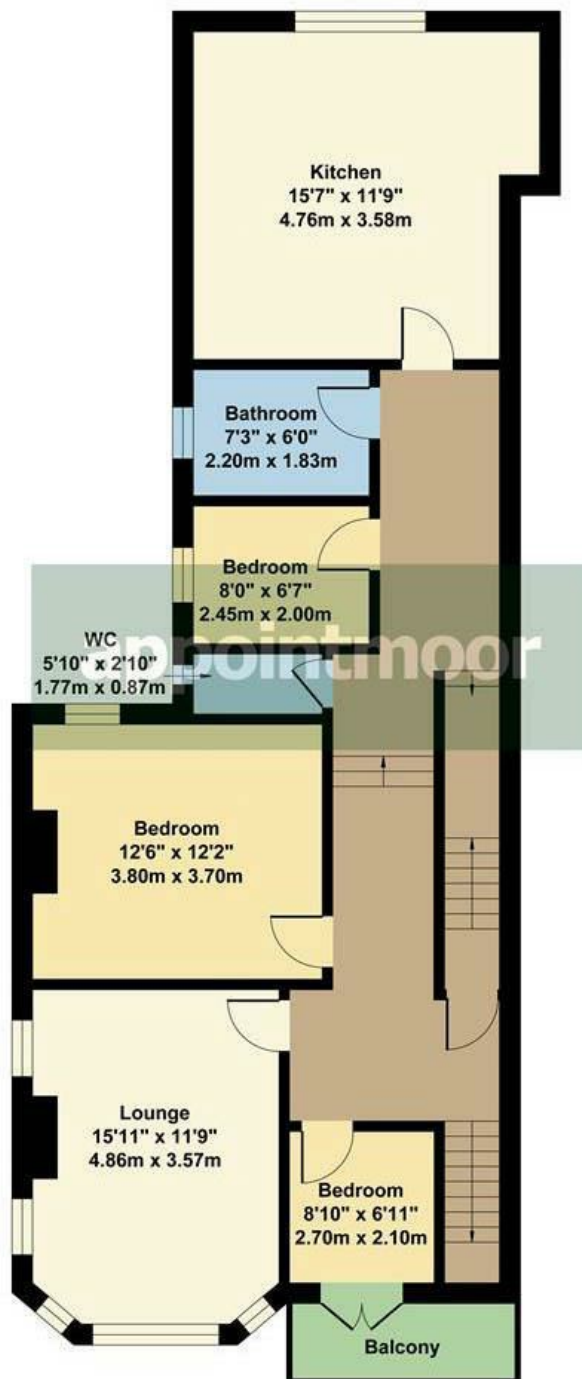
School Catchments

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

Tenure

Leasehold
50% Share Of Freehold
Annual Ground Rent: £0
Annual Service Charge: £0





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	

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	

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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