



FOR SALE

**London Road,
Westcliff-On-Sea SS0 9LH**

Offers Over £150,000 Leasehold Council Tax Band - A

1  1  1  **430.00 sq ft**

- Second Floor One Bedroom Flat
- Open Plan Lounge And Kitchen Layout
- Kitchen With Integrated Oven And Hob
- Double Bedroom With Built In Wardrobe
- Three Piece Bathroom Suite
- Secure Intercom Controlled Building Access
- Lift And Stair Access To All Floors
- Private Residents Off Street Parking
- Excellent Transport Links Via Nearby Train Stations
- Walking Distance To Shops, Restaurants And Pubs

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

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Description

Charming, practical, and easy to maintain, the interior offers modern open-plan living with an abundance of natural light and an energetic street outlook. A well-equipped kitchen, double bedroom with built-in storage, and a three-piece suite bathroom combine to create a comfortable home perfectly suited to contemporary lifestyles.

Secure, well managed, and thoughtfully designed, the building provides residents with both convenience and reassurance. Lift access, well maintained communal areas, and the rare benefit of private off-street parking enhance day-to-day living, making this apartment an attractive and practical choice in a bustling setting.

Perfectly positioned in the heart of Westcliff-on-Sea, this home places you moments from amenities, green spaces, and the coastline. With Chalkwell Park, the seafront, and excellent rail connections nearby, the location effortlessly balances lifestyle, leisure, and connectivity.

Measurements

Lounge
3.01m x 3.66m (9'10" x 12'0")
Kitchen
2.00m x 2.34m (6'6" x 7'8")
Hallway
2.85m x 1.53m (9'4" x 5'0")
Bedroom
2.63m x 3.12m (8'7" x 10'2")
Bathroom
1.60m x 2.24m (5'2" x 7'4")

Interior

Designed for effortless living, this home offers a low-maintenance lifestyle with bustling outlooks across London Road. The open-plan lounge and kitchen flow seamlessly, creating a sociable and contemporary living space ideal for both relaxing and entertaining. The kitchen is thoughtfully appointed with an integrated oven and hob, complemented by neutral cabinetry and sleek black work surfaces. There is designated space for a fridge/freezer and washing machine, ensuring practicality. The double bedroom is both comfortable and functional, featuring a generous built-in wardrobe that maximises floor space and eliminates the need for additional furniture. Completing the interior is the bathroom, fitted with a three-piece suite, including a bath with overhead shower, WC, and hand basin, finished with crisp white wall tiling.

Exterior

The building is accessed via a secure intercom system, offering peace of mind and controlled entry for residents. Communal areas are well maintained, creating a welcoming and cared-for environment that reflects the quality of the development as a whole. Accessibility is well considered, with both lift and stair access to all floors, catering to a range of needs. To the rear, residents benefit from off-street parking within a private car park — a valuable and increasingly rare advantage in such a central location.

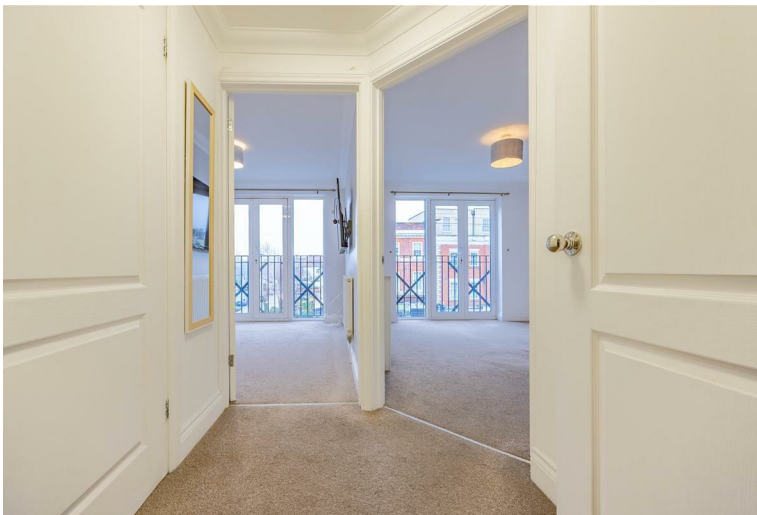
Location

Set in the heart of Westcliff-on-Sea, this apartment enjoys an enviable position surrounded by vibrant amenities. Shops, pubs, restaurants, and supermarkets are all within easy walking distance, making everyday living both convenient and enjoyable. Chalkwell Park offers nearby green space for relaxation and recreation, while the seafront is close at hand, providing cafés, coastal views, and fresh sea air. Westcliff and Chalkwell train stations are a short drive away, delivering excellent transport links to London and beyond.

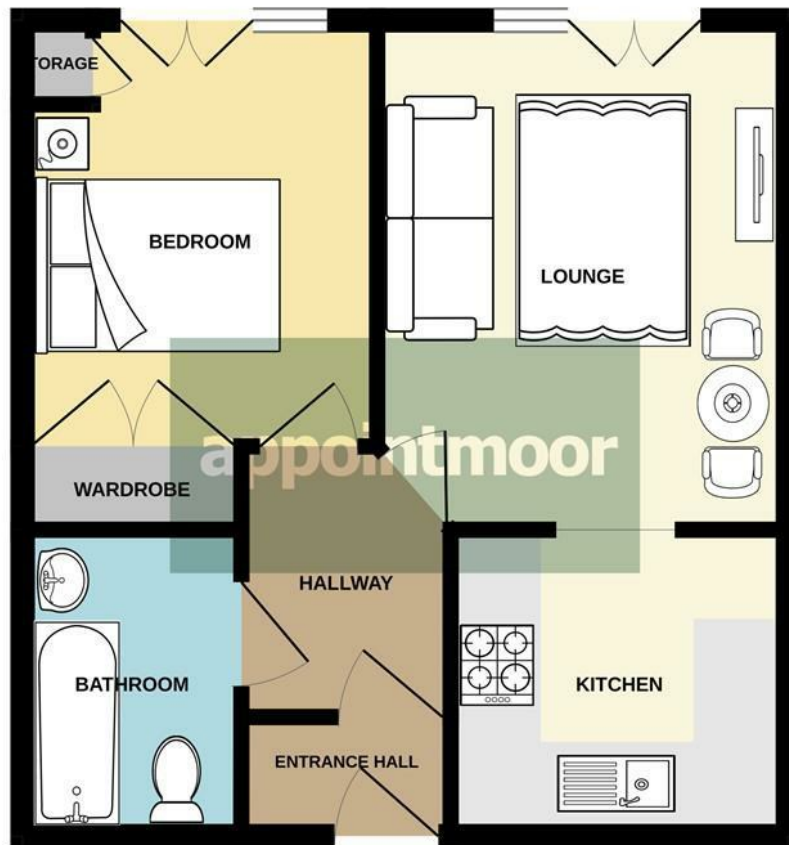
Tenure

Leasehold
Years remaining: 102
Annual ground rent: £250.00
Annual service charge: £1,120.84





SECOND 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	

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



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