



# FOR SALE

## Whitefriars Crescent, Westcliff-On-Sea SS0 8EX

Asking Price £220,000   Leasehold - Share of Freehold   Council Tax Band - C

1  1  1  495.14 sq ft

- First Floor Period Character One Bedroom Flat
- Light And Airy Lounge With Balcony
- Double Bedroom With Built In Wardrobes
- Kitchen With Integrated Appliances
- Three Piece Bathroom Suite
- Attractive Monochromatic Building Façade
- Private Residents Car Park With Allocated Space
- High Ceilings And Abundant Natural Light
- Short Walk To Seafront And Coastal Amenities
- Close To Westcliff Station, Leigh Broadway And Parks

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

**appointmoor**



## Description

Elegant, full of character and with a share of the freehold, the interior of this first floor home showcases high ceilings, period charm, and light-filled rooms throughout. The airy lounge opens onto a private balcony, creating a seamless indoor-outdoor feel, while the double bedroom, stylish kitchen, and three piece suite bathroom combine comfort, functionality, and timeless appeal in equal measure.

Set within an attractive, well-presented building, the property enjoys a welcoming approach and charming architectural detail. Residents benefit from a private allocated parking space and useful storage shed to the rear, offering everyday convenience that complements the home's character and enhances its overall appeal.

This enviable location places coastal living at your doorstep, with the seafront just moments away and excellent transport links nearby. From the independent shops and eateries a short drive away in the Leigh Broadway, to the green open spaces of Chalkwell Park, the area perfectly balances seaside charm, connectivity, and lifestyle convenience.

### Measurements

Lounge

3.50m > 3.17m x 4.18m (11'5" > 10'4" x 13'8")

Hallway

5.96m x 0.88m (19'6" x 2'10")

Kitchen

2.49m x 2.08m (8'2" x 6'9")

Bedroom

4.01m > 3.38m x 2.64m (13'1" > 11'1" x 8'7")

Bathroom

2.64m x 1.50m (8'7" x 4'11")

### Interior

Set on the first floor, this charming home is rich in period character, boasting high ceilings and an abundance of windows that flood the space with natural light. The lounge is light and airy, offering a welcoming retreat with double doors opening onto a private balcony — the perfect spot to enjoy a peaceful morning coffee. The bedroom is a double room, enhanced by the convenience of built-in wardrobe storage. The kitchen blends classic style with modern practicality, featuring white cabinetry, a neutral work surface, alongside an integrated hob and oven. Completing the interior is a crisp three-piece bathroom suite finished in a timeless white colour palette.

### Exterior

The building presents an attractive monochromatic façade, setting a refined tone from the moment you arrive. A paved approach leads to a charming covered porch, creating a welcoming entrance before passing through the communal front door and ascending the stairs to the apartment. To the rear,

residents benefit from a private car park with an allocated parking space, a rare and valuable asset in this coastal location. A dedicated storage shed further enhances practicality, providing space for outdoor items.

### Location

Perfectly positioned for coastal living, the flat is just a short walk from the seafront, where cafés, restaurants, and ice cream shops line the shore. Westcliff train station is close by, making commuting simple and efficient. Leigh Broadway is within easy reach, offering a diverse selection of independent shops and eateries, while Chalkwell Park is a short drive away, providing green open space for relaxing walks and outdoor leisure.

### Tenure

Leasehold - Share Of Freehold

Years remaining: 988

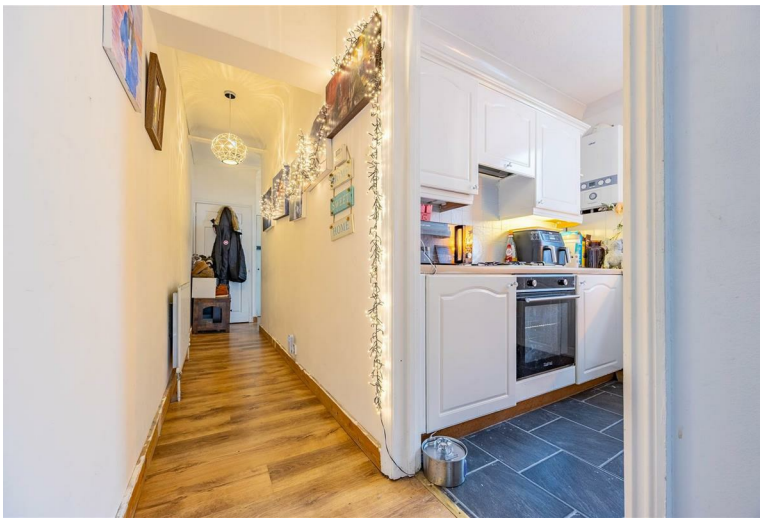
Annual service charge: £1020.00

### Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.









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	

**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](http://appointmoor.co.uk)



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