



FOR SALE

**Milton Road,
Westcliff-On-Sea, SS0 7JX**

Offers Over £250,000 Freehold Council Tax Band - A

2  1  1  548.96 sq ft

- Two Bedroom Secluded End Of Terrace House Ideal For First Time Buyers
- Open Plan Ground Floor Designed For Sociable Modern Living
- Contemporary Kitchen With Sleek Cabinetry And Heated Tiled Flooring
- Built-In Wooden Breakfast Bar Perfect For Relaxed Everyday Dining
- Carpeted Lounge Flowing Seamlessly Into The Kitchen And Dining Area
- Bedroom Featuring Built-In Wardrobes And Drawers For Excellent Storage
- Versatile Second Bedroom Complete With A Built In Storage Cupboard
- Modern Fully Tiled Shower Room With Corner Shower Enclosure
- Valuable Off-Street Parking Positioned Directly Outside The Property
- Near Hamlet Court Road, Local Parks, Train Stations And The Seafront

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

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Description

Cleverly arranged across two floors, this inviting home combines contemporary style with an easy, sociable layout. The lounge flows seamlessly into a sleek tiled kitchen/diner, where integrated cooking appliances and a wooden breakfast bar create an appealing entertaining space. Upstairs, two storage-conscious bedrooms and a modern fully tiled shower room complete the accommodation beautifully.

Practicality is placed firmly at the forefront outside, with off-street parking immediately in front of the property providing welcome everyday convenience. Whether returning from the commute, heading out towards the coast or simply unloading the weekly shopping, having dedicated parking directly outside adds another highly desirable dimension to this smart, easy-to-manage Westcliff-on-Sea home.

Perfectly placed for enjoying the best of Westcliff-on-Sea, the property combines coastal lifestyle with excellent convenience. Westcliff c2c station, Hamlet Court Road, local schools and the seafront are all readily accessible, while Milton Gardens and nearby Chalkwell Park provide welcome green space. London connections, shopping, dining and waterside walks make this a particularly compelling location.

Measurements

Kitchen/Lounge

6.60m x 4.05m (21'7" x 13'3")

Bedroom 1

3.68m x 2.63m (12'0" x 8'7")

Bedroom 2

2.29m x 2.72m (7'6" x 8'11")

Shower Room

1.47m x 1.23m (4'9" x 4'0")

Ground Floor

From the moment you step inside, the home reveals a sociable, free-flowing layout. The front door opens directly into the lounge, laid with carpet for a cosy homely feel. The accommodation flows into the kitchen/diner, with tiled flooring and underfloor heating, creating a seamless divide between the spaces. Sleek cabinetry gives the kitchen a modern finish with an integrated gas hob and oven. Whether preparing a quick breakfast or cooking your evening meal, the arrangement has been designed to make excellent use of the space, with a particularly appealing touch being the built-in wooden breakfast bar, adding character while creating a natural place for dining. There are convenient storage cupboards located either side of the front door fitted with shelving making them ideal for your footwear. A staircase leads up to the first floor, creating a lovely feature within the living area.

First Floor

The main bedroom benefits from fitted wardrobes and drawers, incorporating valuable storage directly into the room. Clothes, accessories and everyday essentials can all be neatly organised without the need for excessive freestanding furniture, leaving more of the bedroom available. The second bedroom offers further versatility, whether required as a bedroom, nursery, dressing room or work from home office, it benefits from it's own useful storage cupboard which could be adapted to suit your needs. Completing the first floor is a fully tiled shower room with a corner shower, hand basin incorporated within a vanity unit to provide useful storage and W/C offer a contemporary appearance and underfloor heating for comfort.

Exterior

Convenience continues outside, where the property benefits from the increasingly valuable advantage of off-street parking positioned directly in front of the

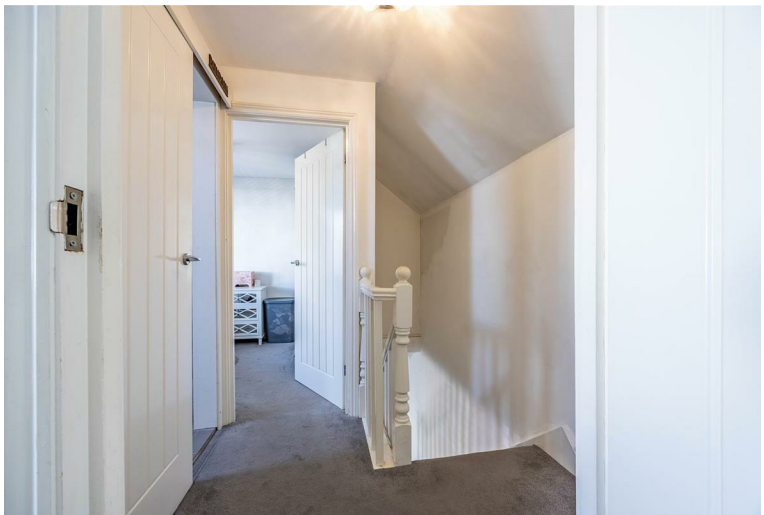
home. Being able to arrive home and park immediately outside adds an important layer of practicality. There is not an outside garden space associated with the property.

Location

The property is accessed via an alleyway and set back from Milton Road offering great seclusion. Being in a convenient part of Westcliff-on-Sea, the property enjoys an address that places the coast, town amenities and commuter connections within easy reach. The nearby Hamlet Court Road is one of Westcliff's established shopping and commercial areas, while the Cliffs Pavilion, cafés and restaurants of the seafront are within easy reach for food and entertainment. For commuters, train stations are close by at Westcliff and Southend Central providing links into London. Green space is also readily accessible with short drives to Priory and Chalkwell Park where you'll find playgrounds and leisure courts, as well as peaceful gardens to enjoy.

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	90

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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