



FOR SALE

Westcliff Parade, Westcliff-On-Sea SS0 7QP

Guide Price £400,000 Share of Freehold Council Tax Band - D

- First Floor Apartment With No Onward Chain
- 2 Double Bedrooms
- Stunning Sea Views
- Private South Facing Balcony
- Spacious Lounge with Log Burner
- Modern Kitchen & Bathroom
- Communal Courtyard
- Allocated Off Street Parking Space
- Short Walk to Seafront & Station
- Share Of Freehold

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

appointmoor

Description

****GUIDE PRICE £400,000 - £425,000****

An exquisite first floor apartment in one of the most sought after locations on the Westcliff Parade. This beautiful character property affords spectacular uninterrupted Estuary views from the lounge, kitchen and private balcony with the additional benefit of direct access to a rear courtyard garden. Two double bedrooms with

fitted storage, contemporary four piece bathroom, modern fitted kitchen with integrated appliances, spacious lounge diner with log burning stove and ground floor utility cupboard. This apartment benefits from an allocated parking space to the front aspect, a share of the freehold and being just moments away from the seafront and a short walk to the rail station. Viewing highly advised.

Measurements

Lounge - 14'4 x 18'0 max (4.36m x 5.49m)

Kitchen - 9'5 x 11'2 (2.87m x 3.41m)

Bedroom 1 - 13'2 x 14'7 (4.01m x 4.45m)

Bedroom 2 - 13'2 x 14'1 (4.01m x 4.29m)

Bathroom

Interior

Beautiful communal entrance with porch doors into lobby with original tiled floor leading to the internal hallway with utility cupboard having space for washing machine & dryer and stairs to first floor where you will find a split level landing with sash window to rear aspect providing natural light. There is a spacious lounge diner to front aspect with a log burning stove and double glazed sash bay window affording stunning uninterrupted Estuary views. A modern fitted kitchen offers a range of gloss wall and base units, wooden work surface, subway tiled splash backs and stainless steel sink & drainer. Integrated oven, hob and extractor hood, microwave, grill, fridge and dishwasher. Wall mounted boiler and French doors leading out to the private south facing balcony. There are also Two double bedrooms and four piece bathroom suite.

Exterior

Steps from bedroom two lead down to a shared courtyard garden with patio area. A south facing balcony with stunning views and a parking space to front aspect driveway for one vehicle.

Tenure

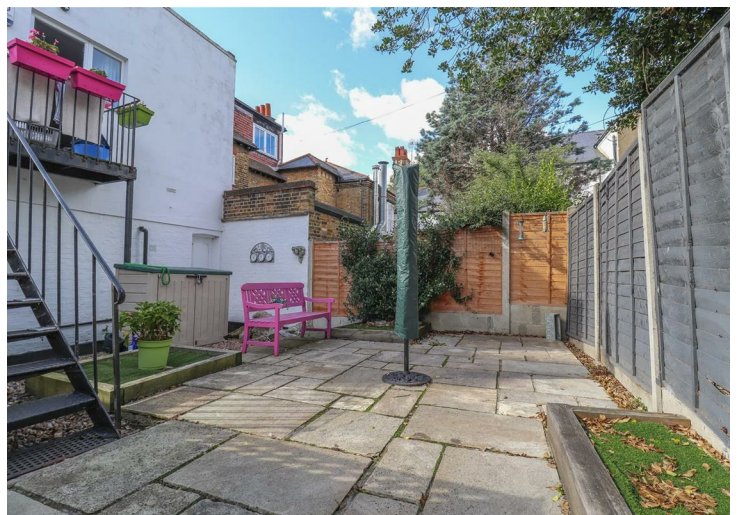
Share of freehold with 183 years on lease.

No service charge or ground rent.

Council Tax Band - D

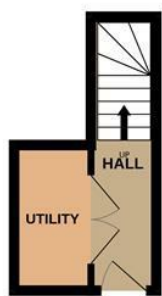
Notes

Please note that the marketing photos are pre-current tenant.



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.
Made with Metropix ©2026



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	75

Environmental Impact (CO₂) 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	73

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor

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