



FOR SALE

**Ailsa Road,
Westcliff-On-Sea, SS0 8BL**

Asking Price £260,000 Leasehold Council Tax Band - B

1  1  1  839.59 sq ft

- Victorian One Bedroom Ground Floor Flat With Beautiful Period Character
- Impressive High Ceilings Creating A Wonderful Sense Of Space
- Spacious Lounge With Feature Fireplace And Garden Access
- Generous Double Bedroom With Attractive Bay Window
- Fitted Kitchen With Attractive Contrasting Cabinet Colours
- Four-Piece Bathroom With Large Bath And Separate Shower
- Entrance Hallway And Additional Lobby With Useful Storage Cupboards
- Landscaped Private Garden With Patio And Lawn, Shed & Side Access
- Private Driveway Providing Off-Street Parking For One Car + EV Charging
- Walking Distance To Westcliff Train Station

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

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Description

Step inside this beautiful Victorian ground floor flat and discover a home filled with character, generous proportions and contemporary comforts. Impressive high ceilings, an elegant bay-windowed bedroom and a welcoming lounge with a feature fireplace create an undeniable sense of charm. French doors connect the living space to the private garden, while a fitted kitchen and modern four piece bathroom suite complete the accommodation.

A private outdoor retreat awaits, with a landscaped rear garden designed for both relaxation and entertaining. Step through the lounge's French doors onto a welcoming patio, ideal for summer dining, before enjoying the adjoining lawn. Enclosed boundaries provide privacy, while a garden shed, gated side access and private driveway parking add everyday practicality.

Perfectly positioned to embrace the best of Westcliff-on-Sea, this charming home places coastal walks, independent shops and excellent transport connections within easy reach. Westcliff seafront, Chalkwell Beach and the beautiful surroundings of Chalkwell Park provide wonderful opportunities to unwind, while nearby Hamlet Court Road and two railway stations make everyday living effortlessly convenient.

Measurements

Hallway

4.40m x 0.95m < 2.75m at widest points (14'5" x 3'1" < 9'0" at widest points)

Bedroom

5.67m x 4.37m (18'7" x 14'4")

Kitchen

2.83m x 3.88m (9'3" x 12'8")

Bathroom

2.24m x 2.82m (7'4" x 9'3")

Lounge

5.26m x 3.78m (17'3" x 12'4")

Interior

A beautiful combination of Victorian character and contemporary comfort, this charming home offers generous proportions, impressive high ceilings and elegant period features that create a wonderful sense of space throughout. The welcoming lounge features an attractive fireplace, creating a cosy focal point, while French doors open directly onto the private rear garden, allowing indoor and outdoor living to flow effortlessly together. The kitchen is thoughtfully arranged with fitted cabinetry in contrasting colours for a modern touch and windows inviting natural light into the room. The spacious bedroom features a beautiful bay window, enhancing its character while providing ample space for furnishings. Completing the accommodation is a four piece bathroom suite with a large inset bath, separate fully tiled shower enclosure and sink vanity unit. An entrance hallway, additional lobby space and useful storage cupboards provide everyday practicality.

Exterior

The outdoor spaces provide a wonderful extension of the home, with a recently landscaped private rear garden offering an inviting setting for relaxation and entertaining. A paved patio creates the perfect spot for alfresco dining or morning coffees, while the adjoining lawn introduces a refreshing touch of greenery. Enclosed by fencing for added privacy, the garden also benefits from a useful storage shed and gated side access connecting to the front of the property. A private driveway provides convenient off-street parking for one vehicle with the addition of an EV charger, a particularly desirable feature in this sought-after coastal location.

Location

Perfectly positioned along Ailsa Road in the desirable neighbourhood of Westcliff-on-Sea, this

charming flat enjoys an enviable setting close to the coastline, beautiful green spaces and an excellent selection of local amenities. Westcliff seafront is just a short walk away, offering beautiful views across the Thames Estuary, refreshing coastal walks and inviting beachfront cafés. Nearby Chalkwell Park offers picturesque surroundings for leisurely afternoons and outdoor recreation. The vibrant Hamlet Court Road is also within walking distance, home to an attractive collection of independent shops, cafés and restaurants. Both Westcliff and Chalkwell railway stations are conveniently accessible on foot, providing excellent connections towards London Fenchurch Street, making this an appealing location for commuters and coastal lifestyle enthusiasts alike.

Tenure

Leasehold

Lease Years Remaining: 154

Annual Ground Rent: £30

Annual Service Charge: £739.25





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	

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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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