



# FOR SALE

**Cranley Road,  
Westcliff-On-Sea SS0 8AL**

Offers Invited £240,000   Leasehold - Share of Freehold   Council Tax Band - B

2  1  1  850.35 sq ft

- Two Bedroom Maisonette
- Spread Over Two Floors
- Double Glazing And Gas Central Heating
- No Onward Chain
- Central Westcliff Location
- Newly Laid Carpet On Landing And Stairs
- Good Eaves Storage
- Close To Schools, Shops And Offers Good Commute Links

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

**appointmoor**

## Description

A two bedroom maisonette spread over the first and second floors is ideal for those seeking a spacious living environment without the hassle of onward chain complications.

Upon entering the communal entrance hall, there is an internal door leading to the first floor with newly laid stair and landing carpets. The landing leads to a generous lounge that connects to an adjoining dining room, creating an inviting space for both relaxation and entertaining. The large windows provide ample natural light, enhancing the warm and welcoming atmosphere throughout the home.

The first floor features one double bedrooms, three piece bathroom, kitchen and lounge and dining room. The second floor offers a second bedroom with storage in the eaves.

This property is ideally suited for first time buyers or a great investment opportunity for those looking to extend their portfolio. Westcliff On Sea boasts a vibrant community, with local amenities, parks, and the beautiful coastline just a stone's throw away.

In summary, this two-bedroom maisonette on Cranley Road is a rare find, combining spacious living with modern comforts in a sought-after area. Do not miss the chance to make this property your new home.

## Measurments

Dining Area - 11'11" x 6'5" (3.65m x 1.97m)

Lounge - 12'11 x 15'2 (3.95m x 4.64m)

Landing - 10'1 x 9'5 (3.09m x 2.88m)

Bathroom - 5'10 x 6'11 (1.80m x 2.13m)

Bedroom 1 - 13'10 x 10'10 (4.22m x 3.31m)

Kitchen - 11'7 x 8'5 (3.54m x 2.58m)

Bedroom 2 - 10'5 x 13'8 (3.18m x 4.18m)

Storage - 5'10 x 4'1 (1.79m x 1.27m)

## Interior

With the property being spread over two floors, there is a fell of being in a house. The first floor provides a kitchen with fitted units, three piece bathroom suite, double bedroom and large lounge and dinning are positioned at the front of the property. There are further stairs leading to the second bedroom on the second floor which also provides large eaves storage and further storage cupboard.

## Exterior

To the front of the property there is a low level wall with shrubbery and space for bins.

## Location

Positioned in a central Westcliff location within walking distance to London Road shops, local schools and not to far from Chalkwell park.

## School Catchments

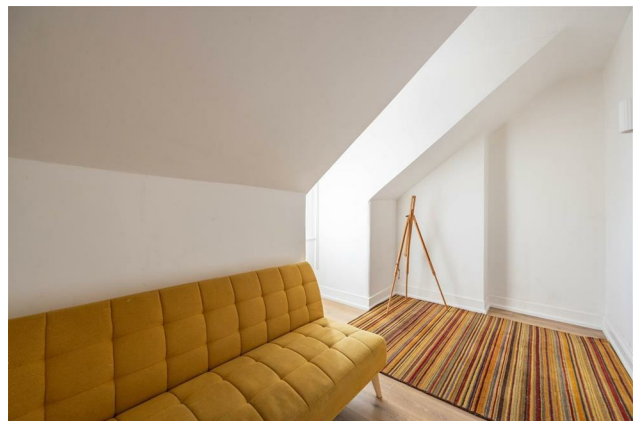
Barons Court Primary School or Milton Hall Primary School and Nursery  
Belfairs Academy

## Tenure

Share Of The Freehold

87 Years Remaining On The Lease

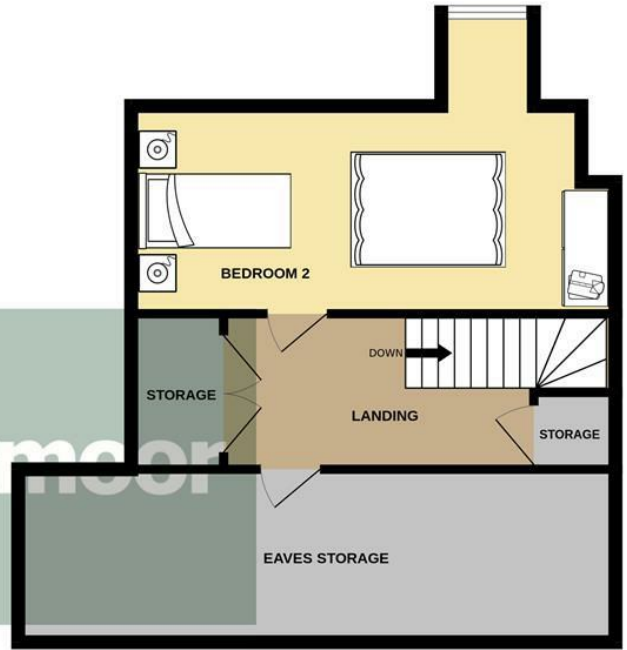
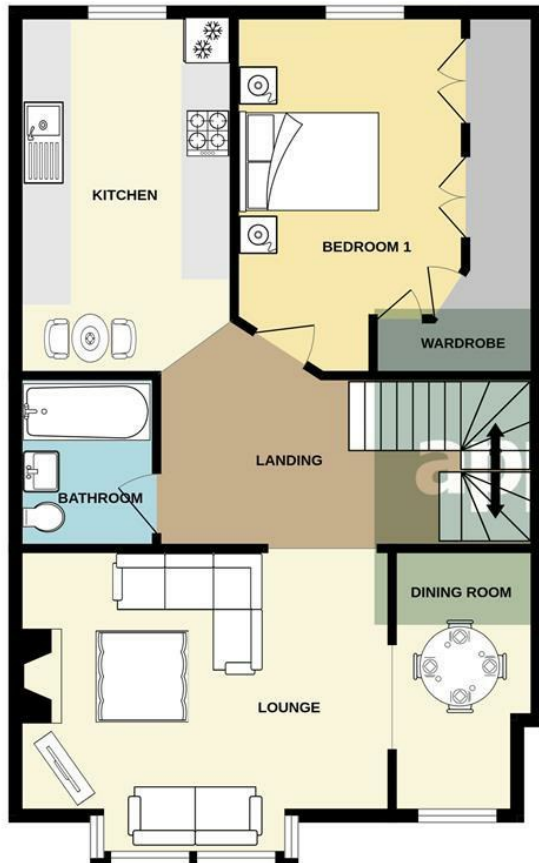
No Service Charge Or Ground Rent Payable (Advised by Vendors)





## FIRST FLOOR

## 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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