



# FOR SALE

## Shorefield Road, Westcliff-On-Sea SS0 7RH

Leasehold Council Tax Band - C

1  1  1  617.42 sq ft

- Spacious Ground Floor One Bedroom Flat
- Highly Regarded Distinguished Development With Manicured Foliage
- Prime Coastal Location Moments From The Beach
- Peaceful Sea Views From Every Window
- Open-Plan Lounge/Diner Full Of Natural Light From Bay Window
- Large Double Bedroom With Built-In Wardrobes
- Contemporary Bathroom With Large Shower Suite
- A Few Minutes Walk To Westcliff Station And Cliffs Pavilion
- A Private Garage And Private Communal Car Park For Residents And Guests
- Share Of The Freehold With No Onward Chain

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

**appointmoor**

## Description

\*Guide Price £250,000 - £260,000\* SHARE OF FREEHOLD WITH NO ONWARD CHAIN \*

This exceptional ground floor flat impresses with its spacious design and layout. Every room is thoughtfully arranged to maximise functionality, with built-in storage and delightful sea views from all windows, this home offers practicality and beauty all round. From the elegant bay window in the lounge to the bright and breezy bedroom, there is comfort and charm abound.

Nestled within a very well maintained, highly regarded development, the property offers a peaceful retreat just moments from the beach. A communal car park and garage space ensures convenience, while the manicured greenery and spotless shared spaces reflect a harmonious and welcoming community atmosphere.

This home combines the joy of beachside living with everyday convenience. Whether you're exploring the nearby Cliff Gardens, enjoying vibrant theatre performances at Cliffs Pavilion, charming restaurants or commuting via Westcliff Station, everything you need is within easy reach in this prime Westcliff location.

## Measurements

Kitchen

11'10 x 6'7 > 3'4 (3.61m x 2.03m > 1.04m)

Lounge/Diner

20'2 into bay x 10'6 (6.17m into bay x 3.21m)

Bedroom

11'5 x 12'10 (3.50m x 3.92m)

Hallway

15'3 x 5'5 > 3'0 (4.67m x 1.66m > 0.92m)

Bathroom

5'5 x 7'4 (1.66m x 2.24m)

## Interior

Step inside this beautifully spacious ground floor home where the welcoming hallway impresses with tall storage cupboards. Off the hallway to the left lies a bright and airy open-plan lounge/diner, featuring a striking bay window – one of three windows offering stunning sea views throughout the property. The kitchen, fitted with base and wall units paired with integrated hob and sleek black tiles, also frames a beautiful outlook towards the water. A generously sized double bedroom benefits from built-in wardrobes for added convenience and leads directly to the shower room, which comprises a large shower, hand basin and W/C, also accessed via the hallway. Every window in this home invites in natural light and scenic sea vistas – a rare and uplifting feature that elevates the lifestyle on offer.

## Exterior

Set within an attractive and well-maintained building, the exterior of the property offers a calm and welcoming environment. Residents benefit from a private communal car park for convenience, with the added bonus of a garage situated to the rear of the building. Neatly tended mature foliage sits surrounding the building and adds to the overall kerb appeal, with the added benefit of a communal garden area and seating to use at your disposal, ideal for warm sunny days with loved ones. Internally, the communal areas are kept clean, tidy, and reflective of the high standards of the overall building – a place you'll be proud to call home.

## Location

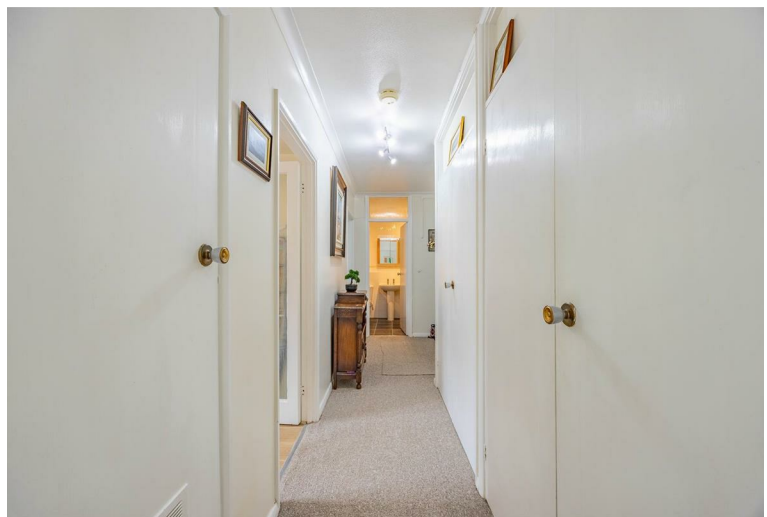
Perfectly positioned just moments from the seafront, this enviable location offers a lifestyle steeped in coastal tranquillity. A short stroll leads you to sandy shores, charming restaurants, and a variety of coastal amenities. For theatre lovers, the iconic Cliffs Pavilion is just around the corner. Westcliff Train Station is within walking distance, making commuting a breeze. Nature lovers will appreciate the nearby Cliff Gardens – ideal for scenic walks or relaxing picnics overlooking the estuary.

## Tenure

Leasehold.

Annual Service Charge: £180 per month which includes Water Rates, Building Insurance, Gardening, Window Cleaning and Caretaker







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>		63	67
(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		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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