



FOR SALE

**Albion Road,
Westcliff-On-Sea SS0 7DP**

Asking Price £450,000 Freehold Council Tax Band - D

3  2  2  sq ft

- Stunning Period Family Home With Elegant Architectural Features
- Bright And Airy Lounge With Beautiful Bay Window
- Spacious Open Plan Kitchen Diner With Modern Shaker Design
- Versatile Additional Reception Room Or Home Office
- Three Generously Sized Double Bedrooms
- Two Wash Rooms Including Bathroom And Separate Shower Room
- Driveway Parking For Added Convenience
- Side Access Leading To Rear Garden
- Attractive Period Façade With Strong Kerb Appeal
- Excellent Transport Links And Local Amenities Nearby

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

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Description

This beautifully presented home effortlessly combines period elegance with modern family living. From the refined lounge with its bay window and bespoke storage to the expansive open-plan kitchen/diner, every space has been carefully curated.

High ceilings, original coving, and generously sized bedrooms create an atmosphere of comfort, style, and timeless sophistication throughout.

Externally, the property continues to impress with its charming period façade and excellent practical features. Driveway parking ensures everyday convenience, while side access provides easy entry to the rear garden. The home's kerb appeal is undeniable, offering a welcoming first impression that perfectly reflects the character and quality found within.

Positioned in the sought-after coastal town of Westcliff-on-Sea, the property benefits from a superb lifestyle offering. With easy access to vibrant Southend-on-Sea, excellent transport links into London, and a wide range of local amenities, schools, and green spaces nearby, this location perfectly balances connectivity, leisure, and family-friendly living.





Measurements

Lounge

3.38m x 4.43m (11'1" x 14'6")

Hallway

1.02m < 1.48m x 6.85m (3'4" < 4'10" x 22'5")

Kitchen/diner

7.11m x 3.15m (23'3" x 10'4")

Dining room

2.76m < 3.01m x 3.43m (9'0" < 9'10" x 11'3")

Landing

8.05m x 0.81m < 1.59m (26'4" x 2'7" < 5'2")

Bedroom 1

3.52m < 4.43m into bay x 4.76m (11'6" < 14'6" into bay x 15'7")

Bedroom 2

2.80m < 3.04m x 3.44m (9'2" < 9'11" x 11'3")

Bedroom 3

3.21m x 2.66m (10'6" x 8'8")

Bathroom

2.26m x 2.13 < 2.66m (7'4" x 6'11" < 8'8")

Shower room

1.52m x 1.82m (4'11" x 5'11")

Ground Floor

A charming and inviting lounge sets the tone for this elegant home, beautifully presented in soothing hues and enhanced by bespoke built-in storage. A bright bay window floods the space with natural light, creating a warm and relaxing ambience. To the rear, a seamless open-plan kitchen/diner forms the true heart of the home, thoughtfully designed with a modern shaker aesthetic and integrated oven and hob—perfect for both everyday living and entertaining. A separate reception room, currently arranged as a home office, offers exceptional versatility as a formal dining room or a vibrant children's playroom.

First Floor

Ascending to the first floor, the property continues to impress with a generously proportioned first bedroom, complete with an elegant period bay window that enhances both light and character. Two further well-sized double bedrooms provide ideal accommodation for family living. The home is exceptionally well-served by two washrooms—a stylish bathroom and a separate shower

room—ensuring convenience for busy households. Throughout, high ceilings and original coving details lend a refined sense of grandeur and timeless appeal.

Exterior

Externally, the property enjoys the practical benefits of driveway parking alongside convenient side access leading to the rear garden. The façade is rich in period charm, with architectural detailing that creates a striking and welcoming first impression, enhancing the home's kerb appeal. The rear garden is mainly laid to lawn with a paved section to the side for storage sheds or outdoor seating.

Location

Situated on Albion Road in Westcliff-on-Sea, this property enjoys a highly desirable coastal setting with an excellent blend of lifestyle and convenience. The nearby Southend-on-Sea offers a vibrant array of shops, restaurants, and leisure facilities, alongside its famous seafront and pier. Commuters benefit from superb rail connections via several local stations, providing direct links into London, while well-regarded schools, parks, and everyday amenities are all within easy reach, making this an ideal location for families and professionals alike.

School Catchments

The Westborough School

Chase High School

Tenure

Freehold





GROUND FLOOR

1ST FLOOR



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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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