



FOR SALE

**London Road,
Westcliff-On-Sea SS0 9HW**

Offers In Excess Of £170,000 Leasehold Council Tax Band - A

- Great Location
- Two Bedroom Second Floor Maisonette
- Large Three Piece Bathroom
- Fitted Kitchen With Space For Appliances
- Central Westcliff-On-Sea Location
- Walking Distance To Chalkwell & Westcliff-On-Sea Station
- Stones Throw From Chalkwell Park
- Local Amenities Close By
- Ample Storage Space
- Easy Access To A127

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

appointmoor

Description

*** OFFERS IN EXCESS OF £170,000 ***

Welcome to this two-bedroom upper floor maisonette located on London Road in Westcliff-On-Sea. Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests, the property boasts a well-appointed fitted kitchen with ample space for your appliances, with two inviting bedrooms, this maisonette offers comfortable living spaces, the three-piece bathroom provides convenience and functionality for your daily needs.

Situated in a prime location, you'll find local amenities right on your doorstep, ensuring that everything you need is within easy reach. Additionally, the property is just a short walk away from both Chalkwell and Westcliff-On-Sea stations, providing excellent transport links for your daily commute or weekend adventures.

Communal Entrance

Wooden door to communal entrance, carpet flooring, pendant lighting.

Entrance

7'4" x 6'0" (2.25 x 1.84)

Wooden door to entrance, carpet flooring, radiator, pendant lighting.

Lounge

16'9" x 13'6" (5.11 x 4.13)

Carpet flooring, radiator, double glazed bay window to front aspect, coving to ceiling, pendant lighting.

Kitchen

10'8" x 7'3" (3.27 x 2.21)

Laminate flooring, radiator, double glazed window to side aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, integrated oven, partially tiled walls, pendant lighting.

Bathroom

7'6" x 7'4" (2.30 x 2.25)

Laminate flooring, radiator, partially tiled walls, panelled bath with shower system over, hand basin, W/C, extractor, spotlight lighting.

Landing

11'0" x 7'6" (3.37 x 2.30)

Carpet flooring, loft access, storage cupboard, pendant lighting.

Bedroom 1

17'7" x 7'10" (5.36 x 2.39)

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

Bedroom 2

10'0" x 10'0" (3.06 x 3.07)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

Tenure

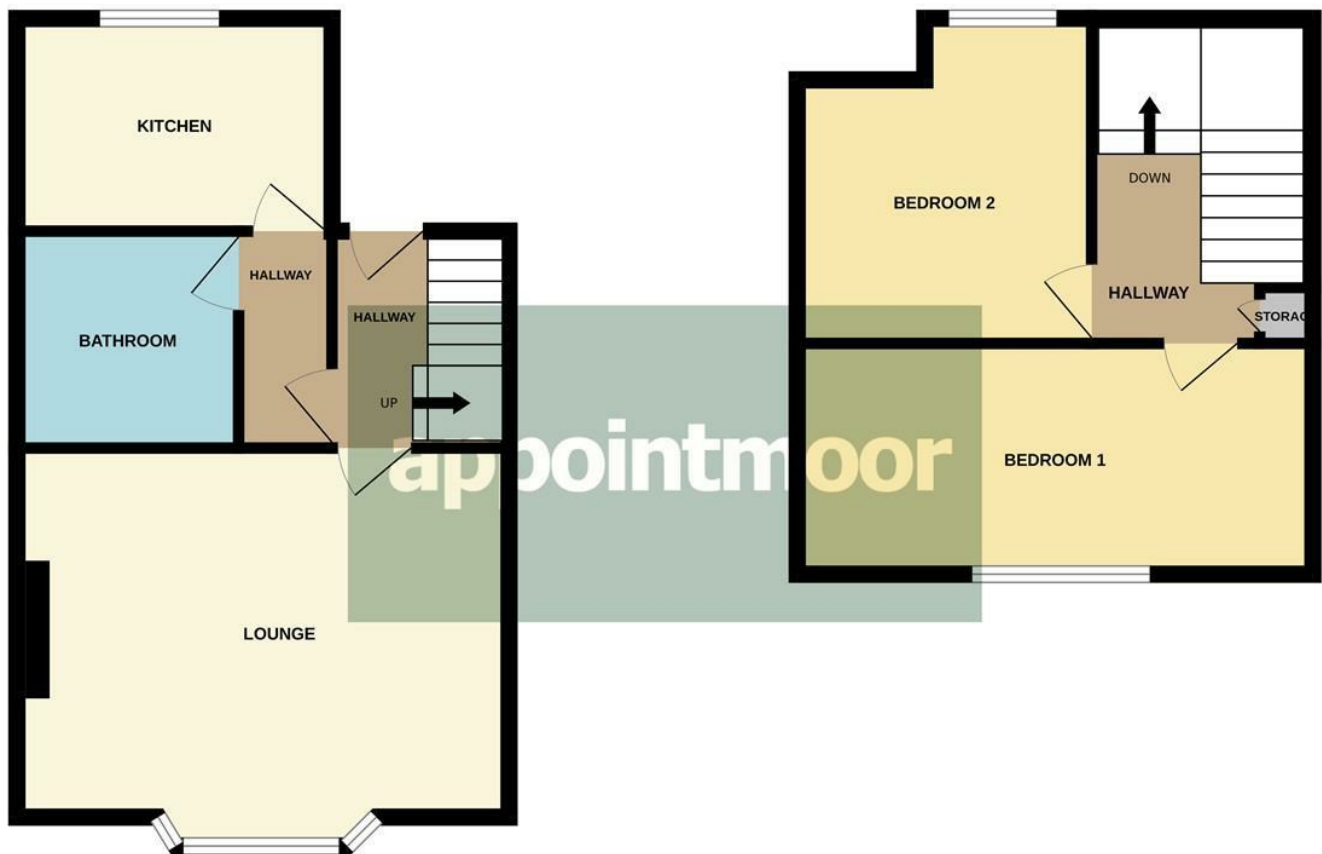
Leasehold

Approx 95 years remaining on the lease

Service Charges - TBC

Ground Rent - Approx £450 per annum





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 ©2025

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	76

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	

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

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

- facebook.com/appointmoor
- Instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor