



# FOR SALE

**Finchley Road,  
Westcliff-On-Sea SS0 8AF**

**£270,000 Share of Freehold Council Tax Band - B**

- Large 2 Bed First Floor Flat
- Private Rear Garden
- Two Large Double Bedrooms
- Spacious Lounge with Sea Views
- Large Bathroom
- Share of Freehold
- No Onward Chain and Vacant Possession
- Close to Westcliff Train Station
- Great Location Close to Local Amenities
- Viewing Highly Recommended

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

**appointmoor**

## Description

Step into this impressive first-floor apartment on Finchley Road, featuring a generously laid-out design that exudes a comfortable and welcoming ambiance. The residence comprises two spacious double bedrooms, a roomy bathroom, and a capacious lounge with enchanting sea views, providing ample living space for your enjoyment.

Outside, the property boasts a sizable private rear garden, offering an ideal setting for basking

in the sun or hosting gatherings.

This residence comes with the added benefits of a share of freehold, no onward chain, and vacant possession.

Conveniently situated in proximity to Westcliff Train Station, schools, and local amenities, ensuring that daily necessities and transportation links are easily accessible.

### Entrance

Ground floor entrance, carpet floor, pendant lighting, skirting, coving. Stairs leading to first floor landing.

### Landing

Large landing area with doors leading to all rooms, carpet flooring, pendant lighting, skirting, coving. Access to large loft, with ladder and lighting, which can be used as storage or converted with a loft extension (subject to planning).

### Lounge

18'6 x 13'3 (5.64m x 4.04m)  
Spacious lounge with feature fire place. South facing double glazed windows with sea views. Laminate flooring, pendant lighting, 2 x radiators, skirting, cornicing.

### Kitchen

8'4 x 7'8 (2.54m x 2.34m)  
Tile floor kitchen with access down to private garden, roll top counter tops, Beko oven, Indesit hob with extractor, sink with drainer. Radiator and boiler. Space for washing machine a fridge freezer.

### Bathroom

10'0 x 8'4 (3.05m x 2.54m)  
3 piece bathroom suite with double glazed obscured window to side aspect. Part tiled wall, radiator, extractor, pendant light.

### Bedroom 1

11'6 x 11'3 (3.51m x 3.43m)  
Large double bedroom with carpet flooring, double glazed windows to side and rear aspects. Built in cupboard, radiator, skirting, coving and pendant light.

### Bedroom 2

12'8 x 10'8 (3.86m x 3.25m)  
Large double bedroom with carpet flooring, double glazed windows to rear aspects. Built in cupboard, radiator, skirting, and pendant light.

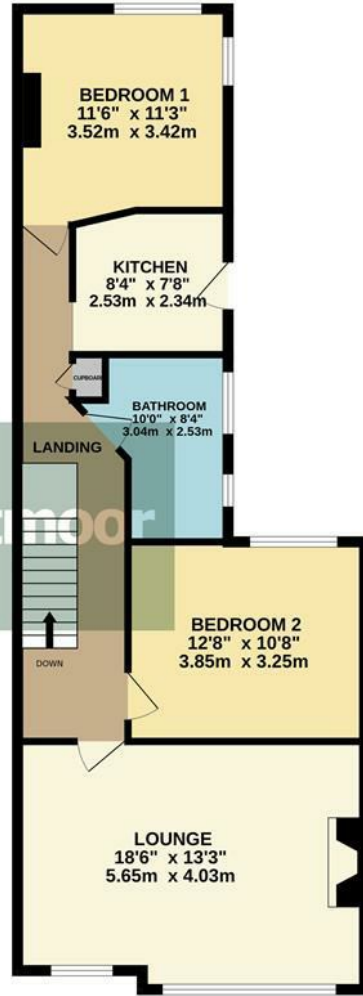
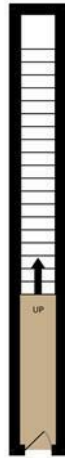
### Garden

Large private rear garden with rear access to road (via alleyway). Patio area to rear.

### Tenure

Share of Freehold  
No Service Charge





TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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