



# FOR SALE

## Mount Liell Court East, The Leas, Westcliff-On-Sea SS0 8HH

Guide Price £170,000   Leasehold   Council Tax Band - B

- One Bedroom First Floor Apartment
- Perfect For First Time Buyer Or Property Investor
- Situated A Stones Throw From Westcliff-On-Sea Beach
- Walking Distance To Westcliff Or Chalkwell Station
- Separate Kitchen & Lounge Area
- Three Piece Bathroom
- Long Lease Length
- Local Amenities Nearby
- Double Bedroom
- Space For Appliances

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

**appointmoor**

## Description

MAYBE YOUR NEXT HOME IS OPPOSITE WESTCLIFF BEACH?

\*GUIDE PRICE £170,000 - £190,000\* Situated in The Lease, Westcliff-On-Sea is this one bedroom first floor apartment. Spanning 462 sqft of internal space you can find a separate kitchen and lounge, double bedroom and three piece

bathroom suite.

With only a short walk to Westcliff Beach and close to Westcliff Station, this property offers something for everyone.

Being offered with a long lease and no onward chain.

### Entrance

6'9" x 2'11" (2.06 x 0.91)

Solid wooden door to entrance, wooden flooring, entrance phone, ceiling mounted lighting.

### Kitchen

12'4" x 12'1" (3.76 x 3.70)

Wooden flooring, radiator, double glazed windows to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point induction hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, partially tiled splashback, integrated oven, ceiling mounted lighting.

### Lounge

12'1" x 11'11" (3.70 x 3.64)

Wooden flooring, radiator, double glazed window to side aspect, storage cupboard, ceiling mounted lighting.

### Bedroom

12'1" x 7'10" (3.70 x 2.39)

Wooden flooring, radiator, double glazed window to rear, coving to ceiling, ceiling mounted lighting.

### Bathroom

5'4" x 5'3" (1.64 x 1.62)

Wooden flooring, double glazed window to side aspect, radiator, partially tiled walls, panelled bath with shower system over, hand basin, W/C, ceiling mounted lighting.

### Tenure

Leasehold

152 Years Remaining

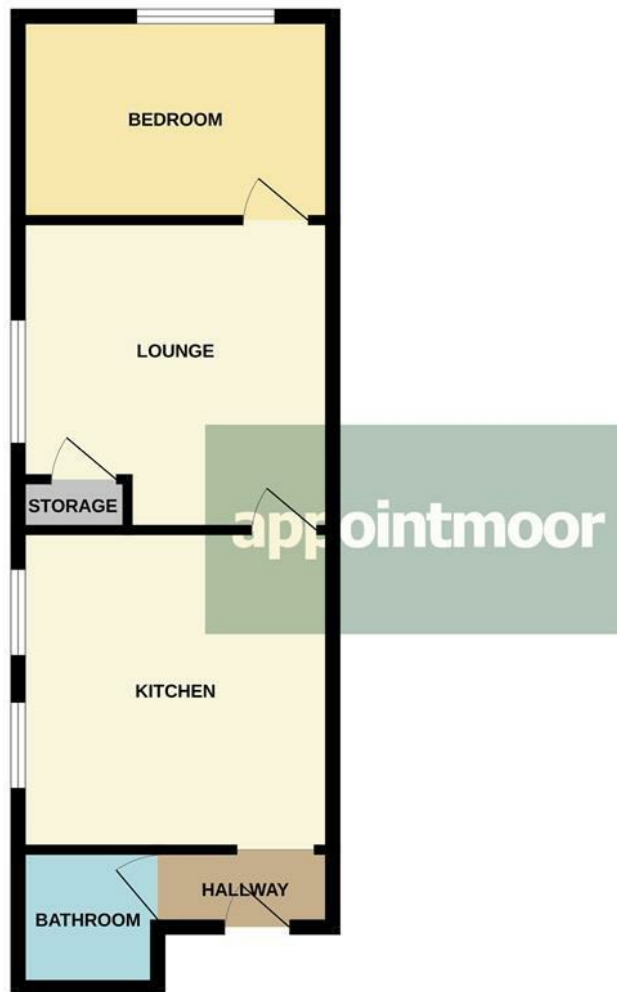
£677.50 Service Charge Per Annum

£15.00 Ground Rent Per Annum

### Front Of Property & Parking

Stairs leading to communal entrance, on street parking.





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 5/2025

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>		
(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	

**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

[facebook.com/appointmoor](https://facebook.com/appointmoor)

[Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)

[twitter.com/appointmoor](https://twitter.com/appointmoor)

[linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

**Appointmoor Sales** 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)