



FOR SALE

The Ridgeway, Westcliff-On-Sea SS0 8NU

Guide Price £300,000 Leasehold Council Tax Band - B 731.00 sq ft

- Three Good Sized Bedrooms
- Open Plan Living Space With Direct Access To The Kitchen
- Large South Facing Balcony
- Modern Three Piece Bathroom Suite
- No Onward Chain
- Only A Short Walk To Chalkwell Mainline Station
- Close Proximity To Leigh Broadway, Local Amenities And Good Schools
- Double Glazed And Gas Central Heating
- Situated On The First Floor
- Walking Distance To Chalkwell Park

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

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Description

****GUIDE PRICE £300,000 - £325,000****

Nestled in the desirable area of Chalkwell, this spacious first-floor apartment on The Ridgeway offers a delightful blend of comfort and convenience. Boasting three well-proportioned bedrooms, this residence is perfect for those seeking extra space. The apartment features a modern three-piece bathroom suite and open plan living space leading to a south facing kitchen.

One of the standout features of this property is the generous private south-facing balcony, ideal for enjoying sunny afternoons or entertaining guests. The open-plan living area creates a welcoming atmosphere, perfect for relaxation and socialising. With a private entrance, residents can enjoy a

sense of independence and privacy.

Location is key, and this apartment does not disappoint. It is situated just a stone's throw from Chalkwell Station, providing excellent transport links for commuters. Additionally, the beautiful seafront and the vibrant Leigh Broadway are within easy reach, offering a variety of shops, restaurants, and leisure activities, plus, there are great schools nearby.

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, a growing family, down sizing or an investor, this apartment is sure to meet your needs. Don't miss the chance to make this charming residence your new home.

Entrance

Via own private front door with internal stairs leading directly to...

Lounge/Dinner

32'0 x 19'8 (9.75m x 5.99m)

A large open plan lounge diner with double glazed French door leading to a spacious private balcony. The lounge/diner provides access to the Kitchen, landing with a storage cupboard with plumbing for a washing machine and loft access and doors to accommodation.

Kitchen

8'1 x 7'3 (2.46m x 2.21m)

Fitted with matching wall and base units with sink and drainer and double glazed south facing window over. There is space for a fridge freezer, and built in oven with induction hob and extractor over.

Balcony

South facing and accessed directly from the lounge area.

Bathroom

8'4 x 5'9 (2.54m x 1.75m)

Fitted with a three piece suite comprising a panel bath with shower over, wash hand basin in vanity unit and low level w.c with push button. There is an obscure double glazed window to the side, towel radiator, tiled walls and patterned tiled flooring.

Bedroom 1

12'3 x 10'3 (3.73m x 3.12m)

Double glazed bay window to the front, smooth plastered ceiling with coving.

Bedroom 2

10'3 x 7'11 (3.12m x 2.41m)

Double glazed window to side with smooth plastered ceiling.

Bedroom 3

9'5 x 6'10 (2.87m x 2.08m)

Double glazed window to front with smooth plastered ceiling.

Tenure

Leasehold

108 years on lease remaining

£150.00 Ground Rent P/A

Building insurance (share of) is £167 p/a

School Catchment

Chalkwell Hall Infant and Chalkwell Hall Junior Schools

Belfairs Academy





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) 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 (CO₂) 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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