



# FOR SALE

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

Offers In The Region Of £290,000   Leasehold   Council Tax Band - B

914.00 sq ft

- Three Bedroom First Floor Flat
- Off Street Parking Available
- Large Living Room With Bay Window
- Great Location
- En-Suite To Master Bedroom
- Short Distance To Westcliff Train Station
- Close To Beach
- Gas Central Heating (n/t)
- Call Now To Arrange A Viewing
- Council Tax Band B

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

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# Description

**\*\* FIRST TIME BUYER OR PROPERTY INVESTOR \*\***

We are pleased to bring to market on Finchley Road this spacious three bedroom first floor apartment, situated in the heart of Westcliff-On-Sea. Offering three bedrooms, two bathrooms, large lounge and fitted kitchen, you have ample space throughout.

Within walking distance to Westcliff On Sea station taking you directly into London Fenchurch Street, perfect if you are a regular commuter into the City. You are also within close proximity to London Road where you have a range of local amenities, restaurants and cafes.

If you are looking for your first step on the property ladder or an Investor looking for another property to add to your portfolio, please give us a call now to arrange!

## Entrance Hall

Private entrance door, carpet flooring, stairs leading to first floor landing, pendant lighting.

## Lounge

15'0" x 12'0" (4.59m x 3.68m)

Wooden flooring, radiator, single glazed bay window to front aspect, double glazed window to side aspect, picture rail, feature fireplace, ceiling rose, pendant lighting.

## Kitchen

12'0" x 6'0" (3.67m x 1.83m)

Wooden effect laminate flooring, single glazed window to front aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, space for fridge/freezer, space & plumbing for washing machine, integrated oven, ceiling mounted lighting.

## Bedroom 1

12'0" x 11'1" (3.66m x 3.38m)

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

## En-Suite

Low level WC, hand wash basin, shower cubicle, radiator, and double glazed window to front, part tiled walls, ceiling mounted lighting.

## Bedroom 2

8'0" x 7'0" (2.45m x 2.14m)

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

## W/C

Tiled flooring, double glazed obscure window to side aspect, W/C, ceiling mounted lighting.

## Bathroom

Tiled flooring, double glazed obscure window to side aspect, panelled bath, tiled walls, ceiling mounted lighting.

## Bedroom 3

12'11" x 11'0" (3.96m x 3.37m)

Carpet flooring, double glazed window to side aspect, cupboard housing boiler, pendant lighting.

## Front Of Property & Parking

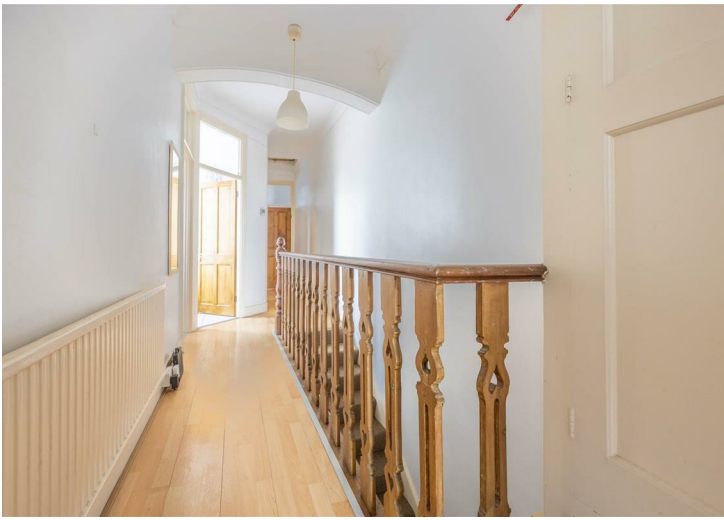
Block paved pathway to entrance, laid to law, on street parking.

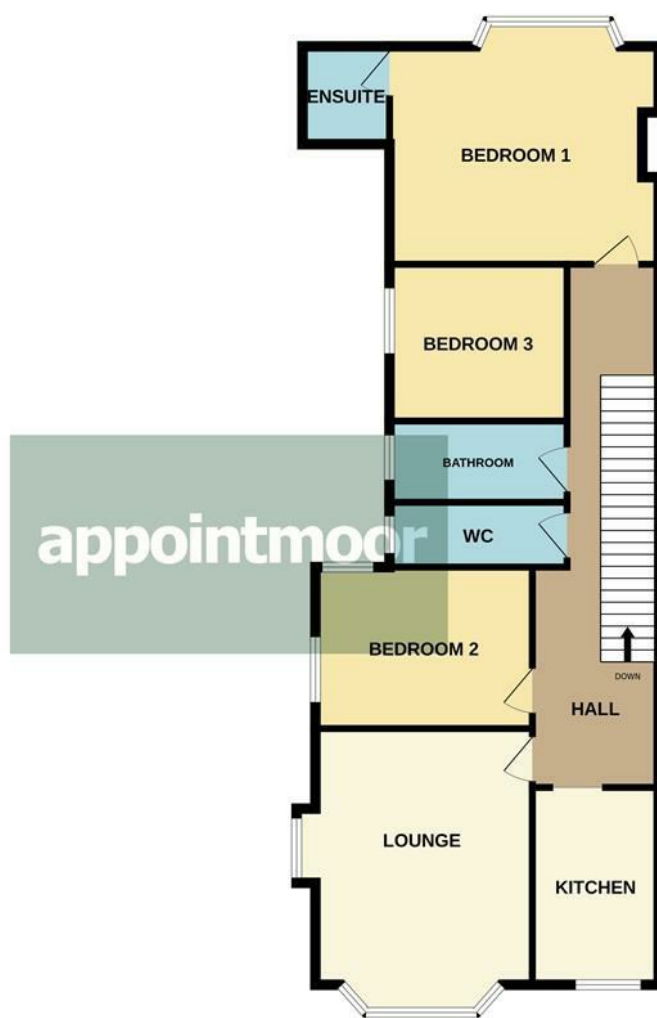
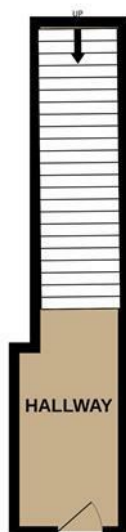
## Tenure

Leasehold









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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	74

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	64

**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**

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