



FOR SALE

Manor Road, Westcliff-On-Sea SS0 7SE

Offers In Excess Of £260,000 Leasehold Council Tax Band - D

904.18 sq ft

- Two Bedroom Second Floor Flat
- Prime Location With Partial Estuary Views
- Private Balcony Accessible From Lounge And Bedroom
- Spacious Open-Plan Lounge And Dining Area
- Secure Underground Parking With Visitor Spaces
- Lift Access And Secure Entry System
- Moments From The Seafront
- Excellent Transport Links Nearby
- Great Opportunity To Customize
- Three Piece Suite Bathroom

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

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Description

Positioned in the Westcliff-On-Sea area overlooking the seafront, this second-floor apartment combines generous living space with great opportunity to make your own. Enjoy a peak at estuary views from your private balcony and relax sipping your morning coffee listening to the waves.

Inside are two spacious double bedrooms, a bright and airy lounge/diner, plus a kitchen with plenty of base and wall units for storage. The private balcony can be accessed from both the lounge/diner and bedroom 1. The home benefits from underground parking and secure entry system meaning extra security.

The building is surrounded by well maintained greenery, adding to the serenity of this location. With transport links nearby, plus an abundance of coastal amenities and entertainment, residents are happy to live here.

Measurements

Lounge/Diner

23'6 x 12'3 (7.16m x 3.73m)

Kitchen

11'8 x 8'6 (3.56m x 2.59m)

Bedroom One

14'6 x 10'7 (4.42m x 3.23m)

Bedroom Two

12'9 x 11'0 (3.89m x 3.35m)

Bathroom

W/C

Interior

Stepping into the flat, you'll find a spacious hallway with ample storage closets. The open-plan lounge and dining area is large and versatile with furniture, from here you have direct access to a balcony via sliding doors that offers partial estuary views. The kitchen is equipped with hob and oven, with plenty of base and wall units, perfect for those who love to cook. Both double bedrooms are generously sized with storage built in.

Exterior

This apartment is set within a well-kept development featuring secure entry systems, a welcoming communal lobby and convenient lift access to all floors. Residents enjoy access to

beautifully landscaped communal gardens, an ideal spot to relax and unwind just steps from home. The property also offers the added benefit of private underground parking, along with visitor parking for added convenience.

Location

Located in Westcliff-on-Sea, this apartment enjoys a sought-after setting just moments from the sea front, with outstanding transport connections close by. The nearby c2c rail service offers a direct route to London Fenchurch Street, making commuting seamless. Just a few minutes walk to the beach, a variety of popular restaurants and shops that are sure to make everyday fun. The area also boasts top-rated schools and plentiful green spaces, making it an ideal choice for both convenience and lifestyle.

School Catchments

Barons Court Primary School

Milton Hall Primary School

Belfairs Academy

Tenure

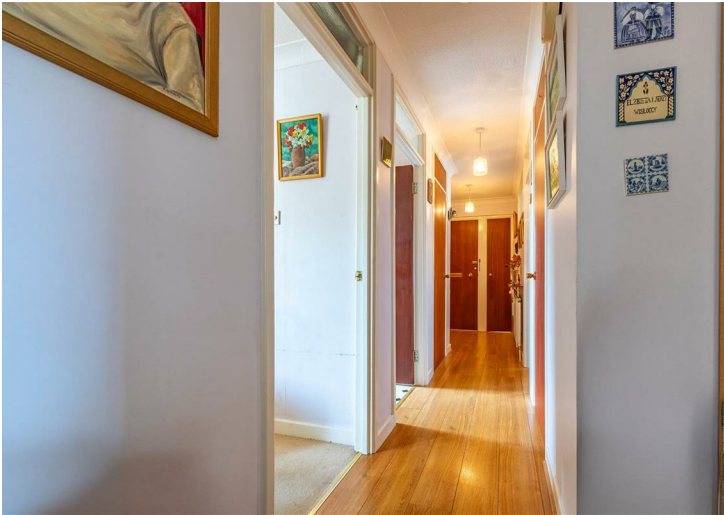
Leasehold.

Ground Rent: £105.00 annually.

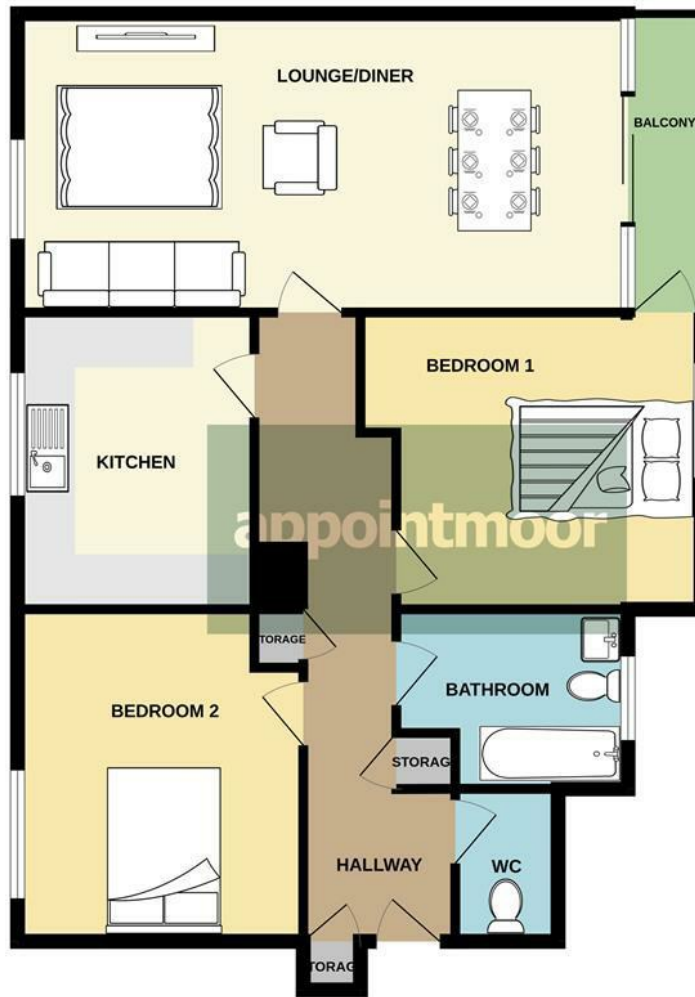
Annual Service Charge: £3200.00.

150 years remaining.





SECOND FLOOR



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 not be relied upon 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) 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 (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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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