



# FOR SALE

**London Road,  
Westcliff-On-Sea SS0 9HT**

Offers In Excess Of £200,000   Leasehold   Council Tax Band - B

2  1  1  753.40 sq ft

- Two Double Bedroom Split Level Maisonette
- Contemporary Kitchen With Integrated Oven And Gas Hob
- Spacious Lounge With Room For Small Dining Table
- Bright Bathroom In Fresh White Colour Scheme
- Secure Gated Grounds With Keypad Entry System
- Communal Parking Spaces For Residents' Convenience
- Attractive Shrubbery Enhancing The Property Approach
- Walking Distance To London Road Amenities
- Close Proximity To Chalkwell Park And Chalkwell/Westcliff Train Stations
- Short Drive To The Scenic Seafront

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

**appointmoor**

## Description

This inviting maisonette features a sleek monochrome kitchen and a versatile lounge large enough for dining and relaxation, creating a warm and functional living space. Upstairs, two double bedrooms—one with built-in storage—offer comfort and practicality, while the bright white bathroom completes a well-designed interior ideal for modern living.

Set within keypad-secured gated grounds, the property provides both privacy and reassurance. Communal parking and neatly landscaped shrubbery create a welcoming approach, while a private entrance enhances the maisonette's sense of independence. Designed for convenience and ease, the exterior complements the comfortable interior perfectly.

Ideally situated close to London Road's varied amenities, Chalkwell Park, and excellent transport links, this home offers lifestyle convenience at every turn. With Westcliff and Chalkwell stations within walking distance and the seafront only minutes away, residents enjoy the perfect blend of urban access and coastal charm.

### Measurements

Hallway  
4.09m x 1.83m (13'5" x 6'0")  
Kitchen  
2.41m x 3.17m (7'10" x 10'4")  
Lounge  
4.35m x 3.91m (14'3" x 12'9")  
Bedroom 1  
4.33m > 2.58m x 4.03m x 2.50m (14'2" > 8'5" x 13'2" x 8'2")  
Bedroom 2  
4.45m > 3.67m x 2.57m (14'7" > 12'0" x 8'5")  
Bathroom  
1.63m x 2.86m (5'4" x 9'4")  
Landing  
3.21m x 0.80m (10'6" x 2'7")

### Ground Floor

The ground floor opens with a hallway leading into a contemporary kitchen to the left, styled in monochromatic tones and equipped with an integrated oven and gas hob, creating a practical space ideal for everyday cooking. Moving through the hallway, you are welcomed into the generous lounge, spacious enough to comfortably accommodate both a small dining table and relaxing seating arrangements. This versatile living area creates a warm and functional hub.

### First Floor

Ascending to the first floor, you arrive at bedroom 1, a bright and spacious double room enhanced by a large window that fills the space with natural light. Bedroom 2, also a comfortable double, benefits from a built-in storage cupboard, offering valuable organisation for clothing and essentials. Completing this level is the bathroom, featuring a bath with overhead shower, W/C, and hand basin, all presented in a fresh white colour scheme for a clean and calming feel.

### Exterior

Set within secure gated grounds with keypad entry, the property ensures peace of mind and privacy for residents. Communal parking is readily available, while the approach to this split-level maisonette is framed by attractive shrubbery, creating a pleasant and welcoming first impression. A private entrance door further adds to the property's sense of independence and exclusivity.

### Location

Perfectly positioned within walking distance of

London Road amenities, you can enjoy an array of supermarkets, restaurants, and convenient retail offerings just moments from your door. Chalkwell Park lies nearby for scenic walks, relaxation, and recreation, while Westcliff and Chalkwell train stations provide effortless commuting. The seafront is only a short drive away, offering a much-loved coastal lifestyle.

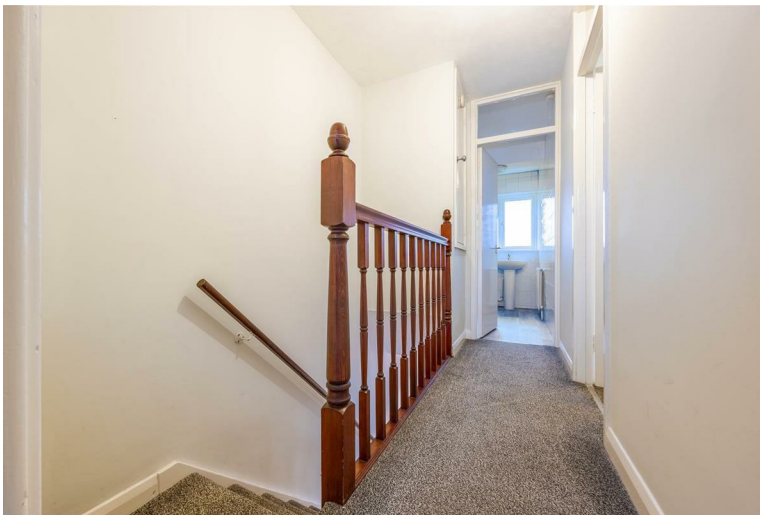
### School Catchments

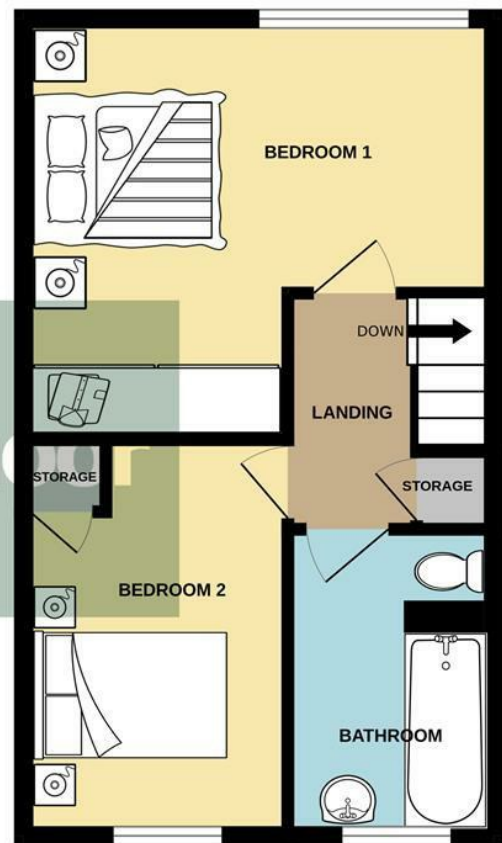
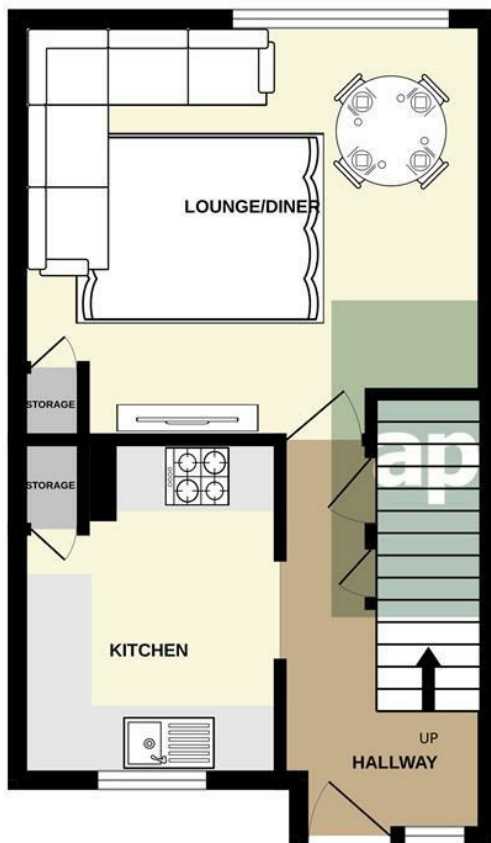
Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

### Tenure

Leasehold  
Years Remaining: 137  
Annual Ground Rent: £15.75  
Annual Service Charge: £2074.20 (inc water and building insurance)







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 (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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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