



# FOR SALE

**Imperial Avenue,  
Westcliff-On-Sea SS0 8NF**

Asking Price £200,000 Leasehold Council Tax Band - B

2  2  1  721.00 sq ft

- Two Bedroom First Floor Flat
- Spacious Lounge With Space For Dining Area
- Separate Front Door
- Private Garage And Communal Parking
- Kitchen With Built-In Storage Cupboards
- Balcony From Lounge
- Two Generous Double Bedrooms
- Charming And Peaceful Exterior Setting
- Prime Chalkwell Location Near Park, Seafront And Station
- Opportunity To Modernise And Personalise Throughout

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

**appointmoor**



## Description

Offering generous proportions and a versatile layout, this first-floor apartment features a spacious lounge with balcony access, two double bedrooms including an en-suite, and a practical kitchen with built-in storage. With modernisation required, it presents the perfect opportunity to shape and style the home to your own preferences, creating a personalised contemporary retreat.

Situated within peaceful grounds, the building enjoys communal parking that stretches the length of the property, providing ease and flexibility for residents. The addition of a private garage enhances practicality, offering secure parking or valuable storage space. Charming and well-kept surroundings ensure a pleasant environment from the moment you arrive.

Perfectly positioned in Chalkwell, the apartment sits moments from parks, the beach, excellent transport links, and vibrant local amenities. With trains to London, a lively selection of cafés and shops nearby, and cultural attractions on the sea front, this location offers an enviable balance of coastal tranquillity and urban convenience—ideal for those seeking a well-connected yet relaxed lifestyle.

## Measurements

Kitchen

3.83m x 2.09m (12'6" x 6'10")

Hallway

1.21m < 1.81m x 2.81m > 1.00m (3'11" < 5'11" x 9'2" > 3'3")

Lounge

3.49m x 5.34m (11'5" x 17'6")

Bedroom 1

3.43m x 3.69m (11'3" x 12'1")

Ensuite

0.76m x 2.41m (2'5" x 7'10")

Bedroom 2

3.82m x 2.87m (12'6" x 9'4")

Bathroom

2.29m x 1.87m (7'6" x 6'1")

## Interior

Entering through your own private front door, a staircase leads you up to the first floor where the home unfolds with warmth and potential. To the left sits the kitchen, equipped with built-in storage cupboards and a collection of base and wall units, offering a practical canvas ready for modern upgrades. Ahead lies the spacious lounge, generous in size and able to accommodate a comfortable sofa arrangement as well as a small dining table. From here, doors open onto a balcony, inviting fresh air. Continuing through the hallway to the right, you find the bathroom, fitted with a bath and showerhead, W/C and hand basin. On either side are the bedrooms: Bedroom 1, a roomy double with the added bonus of an en-suite shower room, and Bedroom 2, also a well-sized double with space for wardrobes. The property requires modernisation, making it a wonderful opportunity to infuse your own style and create a home tailored to you.

## Exterior

The exterior presents a calm and charming setting, with communal parking running along the length of the flats for everyday convenience. An additional benefit is the inclusion of a private garage space, providing secure storage or parking, an added asset in such a sought-after location.

## Location

Set in the desirable Chalkwell area, this apartment enjoys the best of coastal living paired with outstanding connectivity. Just a short stroll brings you to Chalkwell Park, the seafront, and Chalkwell Station with direct links to London, ideal for both commuters and lovers of the coast. Nearby Leigh Broadway and Hamlet Court Road offer a vibrant mix of cafés, restaurants, boutiques, and independent shops. With excellent schools, attractive green spaces, and cultural venues such as the Cliffs Pavilion, the location promises a superb blend of tranquillity, lifestyle, and convenience.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

Local Grammar Schools:

Southend High School For Boys/Girls  
Westcliff High School For Boys/Girls

## Tenure

Leasehold

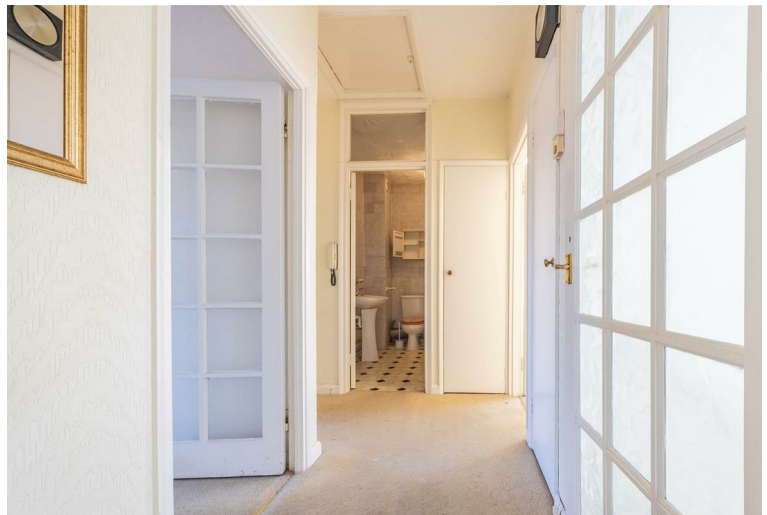
Years remaining: 936

Annual service charge: £1600.00

Annual ground rent: £15.00









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) <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:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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



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