



# FOR SALE

**Glenwood Avenue,  
Westcliff-On-Sea SS0 9DJ**

Asking Price £230,000 Leasehold Council Tax Band - B

2 1 1 645.84 sq ft

- First-Floor Two Bedroom Apartment
- Characterful Lounge With Bay Window And Ornamental Fireplace
- Well-Equipped Kitchen With Garden Access
- Neutral Three-Piece Bathroom Suite
- Private Rear Garden With Lawn, Paving And Shingle
- Versatile Second Bedroom
- Ideal Property For First Time Buyers
- Short Drive To Stations And Seafront Coastal Attractions
- Close To London Road Shops And Amenities
- Near Chalkwell And Priory Parks For Green Outings

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

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## Description

This two bedroom, first floor flat blends period charm with everyday practicality, offering a bright bay-fronted lounge, generous double bedroom, versatile second bedroom, and a well-equipped kitchen with direct garden access. Thoughtfully arranged with a warm and character-filled setting, an ideal home for first timer buyers.

With its private, low-maintenance rear garden featuring paving, shingle, and lawn, this property presents an inviting outdoor area for pets, play, or alfresco relaxation. Bricked front boundaries, a metal gate, and a smart paved approach create an attractive frontage, while rear access from the kitchen adds welcome practicality to daily life.

Set in a wonderfully connected position, the home sits moments from London Road's shops and eateries, close to the open green spaces of Chalkwell and Priory Parks, and within easy reach of Westcliff and Prittlewell stations for commuting. The nearby seafront further enhances the lifestyle on offer, blending convenience, recreation, and coastal charm.

## Measurements

Kitchen  
2.02m < 2.98m x 3.38m > 2.26m (6'7" < 9'9" x 11'1" > 7'4")  
Lounge  
3.80m into recess > 3.41m x 4.98m into bay (12'5" into recess > 11'2" x 16'4" into bay)  
Bathroom  
2.72m > 2.04m x 1.07m x 1.86m (8'11" > 6'8" x 3'6" x 6'1")  
Bedroom 1  
3.78m into recess > 3.41m x 3.85m (12'4" into recess > 11'2" x 12'7")  
Bedroom 2  
1.81m x 2.49m (5'11" x 8'2")  
Hallway  
6.73m x 0.88m < 1.81m (22'0" x 2'10" < 5'11")

## Interior

Stepping through the shared entrance and into the front door, you ascend to an inviting landing that sets the tone for this charming upper-floor home. The well-equipped kitchen sits directly ahead, fitted with base and wall units, integrated appliances, and direct access down to the rear garden. The elegant lounge radiates period character with its ornamental fireplace and beautiful bay window, allowing natural light into the room. Bedroom one offers a peaceful double space with views facing the garden and room for wardrobes. The stylish three-piece bathroom features a bath with shower head, w/c and a hand basin set within a vanity unit. Completing the layout is the second bedroom, perfect for a nursery, a young child's room, or a versatile home office.

## Exterior

This delightful home enjoys the rare benefit of a private rear

garden, accessed conveniently via steps from the kitchen. Designed for ease of upkeep, the space is a blend of paving, shingle, and laid lawn, ideal for pets, play, or a spot of outdoor dining. To the front, bricked boundaries and a metal gate create a charming and secure first impression, with a paved path leading to the entrance.

## Location

Perfectly placed for everyday convenience, this property sits close by from London Road's range of retail, dining, and essential amenities. Chalkwell and Priory Parks are close by, offering green escapes ideal for dog walks or family days out. Westcliff and Prittlewell train stations are just a short drive away, providing excellent commuting options, while the seafront's coastal lifestyle is also within easy reach.

## School Catchments

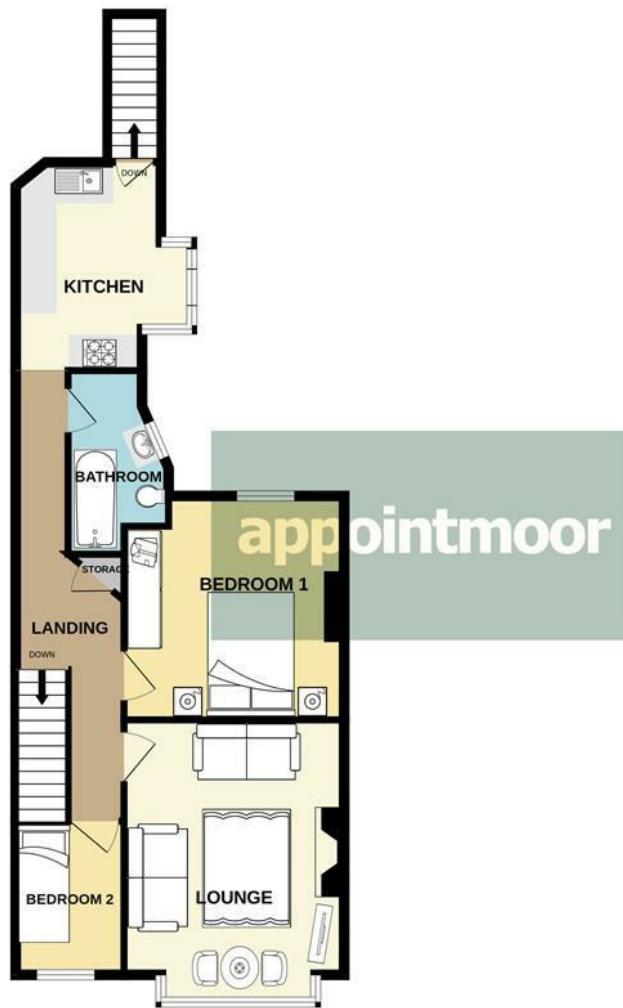
The Westborough School  
Chase High School

## Tenure

Leasehold.  
Years remaining: 149  
Annual ground rent: £500  
Annual service charge: £0







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 indicative 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	72	78

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		

**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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