



No Onward Chain \* Positioned in a convenient Westcliff-on-Sea location, this ground floor flat offers spacious rooms, excellent storage and access to communal gardens, plus residents parking. The property is vacant and in need of complete refurbishment, providing an exciting opportunity for buyers looking to modernise a home to their own taste.

## Purley Way

Westcliff-on-Sea

**£180,000**

- Ground Floor Apartment with No Onward Chain
- Spacious Lounge/Diner
- Inner Hallway with Storage
- Storage to Second Bedroom
- Communal Gardens, Residents Parking and External Storage
- Entrance Hall with Storage
- Separate Fitted Kitchen
- Two Double Bedrooms
- Two Piece Bathroom and Separate WC
- Gas Central Heating and Double Glazing



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# Purley Way



The flat begins with an entrance hall offering generous storage, leading into a well-proportioned lounge/diner and a separate kitchen, also providing useful storage. An inner hallway enhances the layout further with additional storage cupboards. There are two double bedrooms, with built-in storage to bedroom two. Completing the internal accommodation is a two piece bathroom and a separate WC. Externally, the property benefits from communal gardens, an external storage room, double glazing, and gas central heating. With full refurbishment required, this property presents a superb project opportunity.

Located on Purley Way in Westcliff-on-Sea, this flat is ideally situated for access to a range of amenities and transport links. The A127, local bus connections, and London Southend Airport—offering shops, train access and flight destinations—are all within easy reach. The home falls within catchment for Prince Avenue Academy & Nursery and The Eastwood Academy, making the position convenient for families and commuters alike.

## Ground Floor Flat

### Entrance Hall

**Lounge/Diner**  
21'8" x 19'5" x 11'11"

**Kitchen**  
14'0" x 8'9"

### Inner Hallway

**Bedroom One**  
13'3" x 9'11"

**Bedroom Two**  
11'2" x 9'1" x 9'11"

**Bathroom**  
6'1" x 5'6"

**WC**  
6'1" x 2'9"

### Storage

### Communal Garden

### External Storage

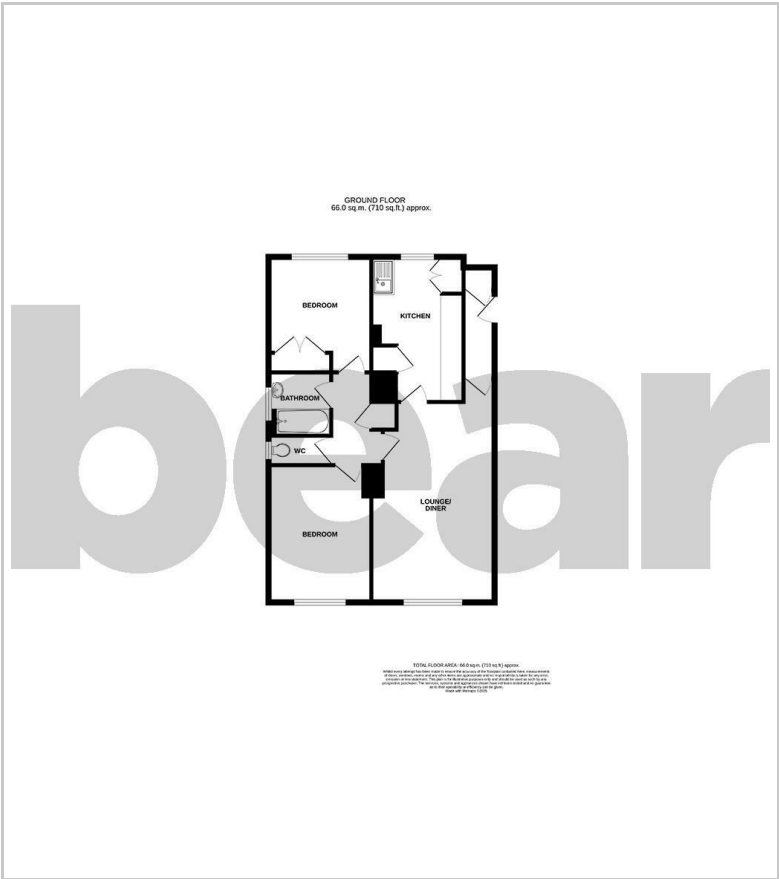
### Agents Notes

The property has recently had a new combi-boiler installed, with a valid GSC. The electrics were brought up to date this year and has a valid EICR.

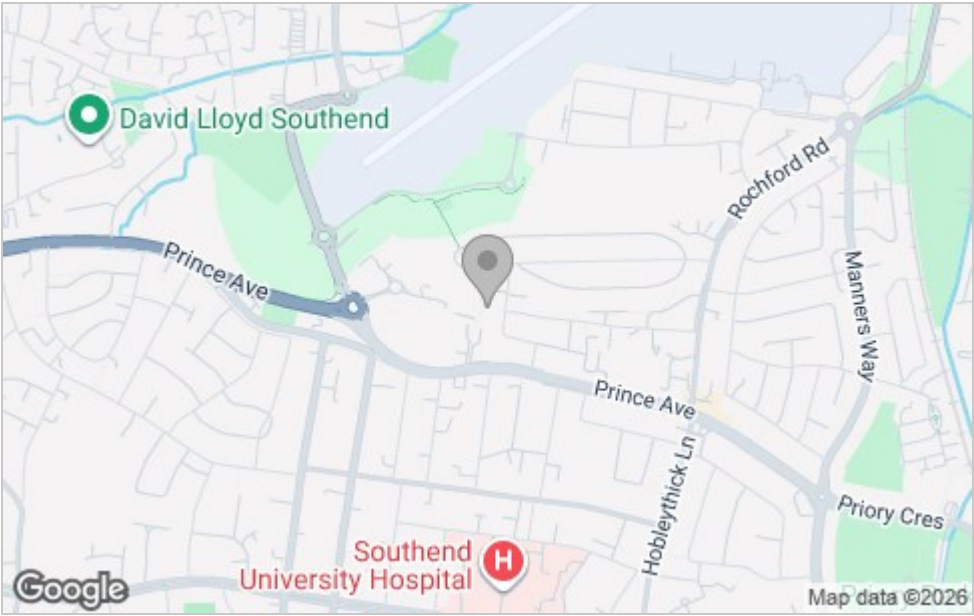




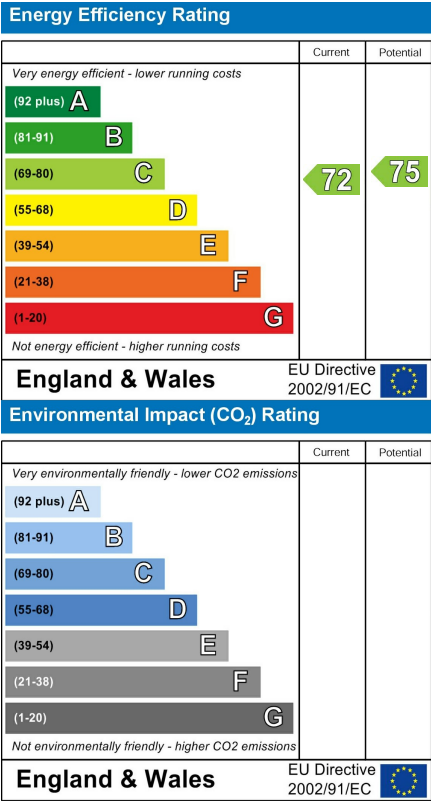
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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