



**Westcliff-On-Sea, Guide Price £250,000 - £270,000, One Bed Ground Floor Flat**  
**WOW**, Stunning One Bed Ground Floor Apartment Nestled in a Picturesque Road of Lovely Period Properties. Seemingly, **Everything in walking distance**, C2C Train Station, Cliffs Pavillion, Hamlet Ct Road, Southend High St, the Beach & Just a few minutes drive to Leigh Broadway/Seafront. **MUST BE VIEWED**

**Council Tax Band: B   EPC Rating: D   Tenure: 50% Share of Freehold**  
For Lease Information please ask the Agent.



Westcliff, Essex, SS0 7NN

BEAUTIFUL ONE BED GROUND FLOOR FLAT,  
JUST MINUTES FROM THE BEACH

SHARE OF FREEHOLD & FITTED SOLAR PANELS TO ROOF !

OWN PRIVATE "ENCLOSED" REAR GARDEN

CHARMING AREA WITH PERIOD PROPERTIES

TURN OF THE CENTURY PROPERTY

5 MINUTE WALK TO WESTCLIFF TRAIN STATION AND HAMLET CT ROAD

5 MINUTE DRIVE TO LEIGH BROADWAY AND IT'S ARRAY OF SHOPS,  
BOUTIQUES AND RESTAURANTS

WALKING DISTANCE OF CLIFFS PAVILLION, SOUTHEND HIGH ST, BEACHES,  
CLIFF WALKS & MORE

ON STREET RESIDENTIAL PARKING PERMITS / PLUS VISITOR PERMITS

"STUNNING GOOD SIZE PROPERTY" WHICH NEEDS TO BE SEEN INTERNALLY

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Energy Performance Rating: D

Council Tax Band: B

**Disclaimer:** The measurements indicated are supplied for guidance only,  
potential buyers are advised to re-check the measurements before committing  
to any expense. Inspected by Thomas Devlin-James.

**Additional Information:**

**Construction:** Standard Brick Built No Cavity

**Mobile Coverage:** Assessed as Good 4G & 5G Coverage

**Broadband Coverage:** Standard to Ultrafast.

*Information provided by Ofcom Checker*

**Rooms:**

External Open Entrance Porch to Front

**Communal Inner Lobby**

with Doors to both Ground and Upper Floor Apartments

6' 0" x 5' 0" (1.83m x 1.52m)

**Entrance Hall** with Feature Shelving and Modern Vertical Radiator

15' (4.57m)

**Ground Floor WC** Immaculately Decorated with Two Piece Suite

5' 6" x 4' 1" (1.68m x 1.24m)

**Modern Dual Aspect Lounge / Dining Room** with Cosy Log Burner

16' 1" x 14' 1" (4.90m x 4.29m)

**Superb L Shaped Fitted Kitchen** with Breakfast Bar and Fitted Appliances

12' 10" max x 10' 10" max (3.91m x 3.30m)

**Large Bedroom** with Double Glazed Window and Door to Dressing Area

14' 2" x 12' (4.31m x 3.65m)

**Dressing Area to Bedroom** with Fitted Wardrobes and Shelving

9' 5" x 6' 5" (2.87m x 1.95m)

**Family Bathroom** with Large Double Ended Bath / Sep Shower Cubicle

and Wide Modern Sink

9' 4" x 8' 4" (2.84m x 2.54m)

**Own Private Low Maintenance Garden**

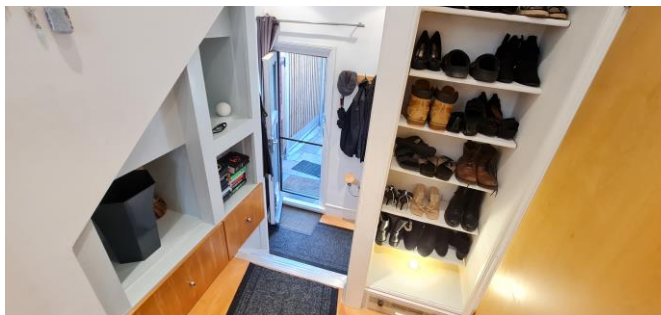
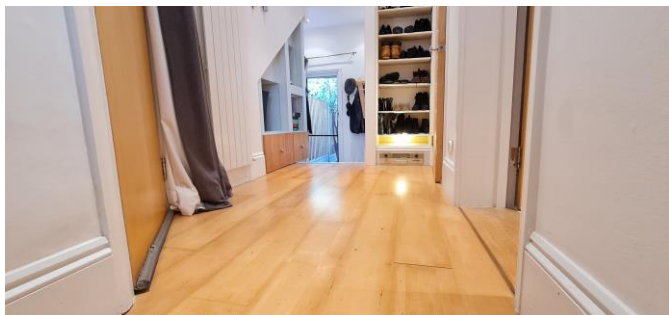
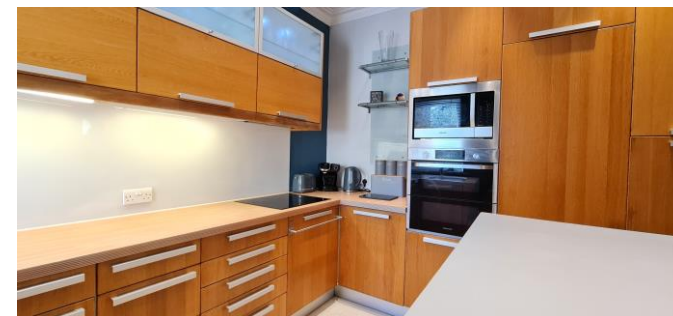
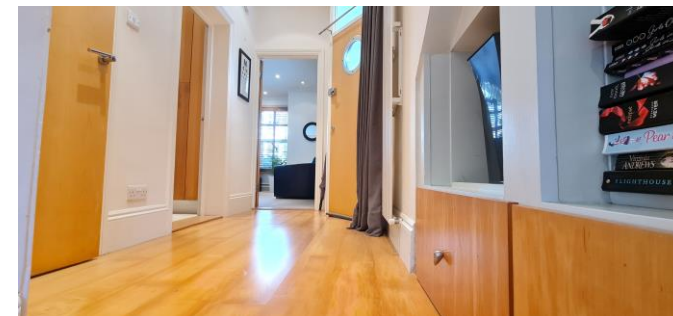
which Extends to Both Sides of Property

**Notes:** Fitted Solar Panels to Roof.

**Parking:** On Street Parking via Residential Permits / Plus Visitor Permits

**Tenure 50% of Freehold. For further Information, Please ask the agent**









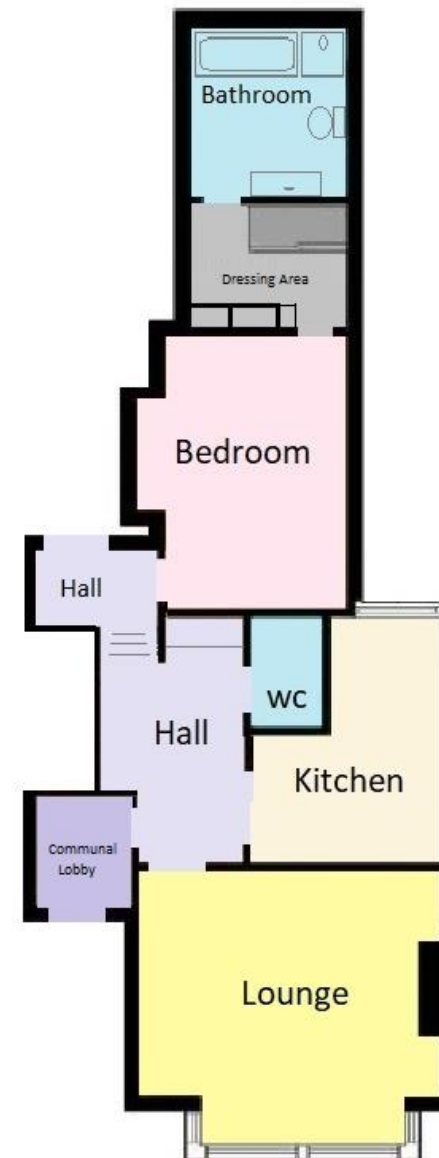
Stunning One Bed Ground Floor Apartment  
Nestled in a Picturesque Road of  
Lovely Period Properties.

Seemingly Everything in walking distance !

Close to: C2C Train Station, Cliffs Pavillion,  
Hamlet Ct Road, St Bernards School,  
Southend High St,  
Westcliff Beach & Just a few minute's drive to  
Leigh Broadway and The Old Town &  
Leigh Waterfront.

MUST BE VIEWED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor Apartment