

bear

Estate Agents



This charming first-floor apartment offers a blend of contemporary living and convenience. Boasting two spacious bedrooms, including a master with an en suite shower room, this home is designed for comfort and functionality. The open-plan lounge and kitchen area is bathed in natural light, thanks to its south-facing orientation, and provides direct access to a private balcony, perfect for enjoying sunny days.

Situated on the vibrant London Road in Westcliff-on-Sea, the property is ideally located near

- Lovely first floor apartment
- No onward chain
- South-facing balcony
- Close proximity to nearby amenities
- Two spacious bedrooms
- South-facing open plan lounge & kitchen
- Secure gated parking
- Modern en suite shower room

London Road

Westcliff-on-Sea

£240,000

Offers Over



London Road



Property Overview

Bear Estate Agents are excited to offer for sale this lovely two-bedroom first-floor apartment which benefits from a south-facing balcony, two bathrooms, secure gated parking, and the huge benefit of no onward chain. The accommodation comprises a spacious entrance hall, a south-facing open-plan lounge & kitchen with access to the balcony, a modern bathroom, and two well-appointed bedrooms - the master also facing south and benefiting from an en suite shower room. Externally, the property offers a south-facing balcony and secure, gated parking to the rear. Situated on London Road in Westcliff-on-Sea, this wonderful apartment boasts close proximity to nearby amenities, including shops, parks, and transport routes - with a mainline railway station serving London Fenchurch Street for commuters.

Ground Floor

Upon entering through the secure entry phone system, residents are greeted by a well-maintained lobby area, accessible via stairs and a lift. This communal space sets the tone for the rest of the property, combining security with modern aesthetics.

First Floor

The apartment features a welcoming entrance hall with wood flooring and underfloor heating, leading to all main rooms. The south-facing open-plan lounge and kitchen is the heart of the home, featuring a sleek kitchen with integrated appliances and a spacious living area that opens onto the balcony. The master bedroom, also south-facing, offers access to the balcony and includes a modern en suite shower room. The second bedroom is equally spacious and bright, served by a contemporary family bathroom.

Exterior

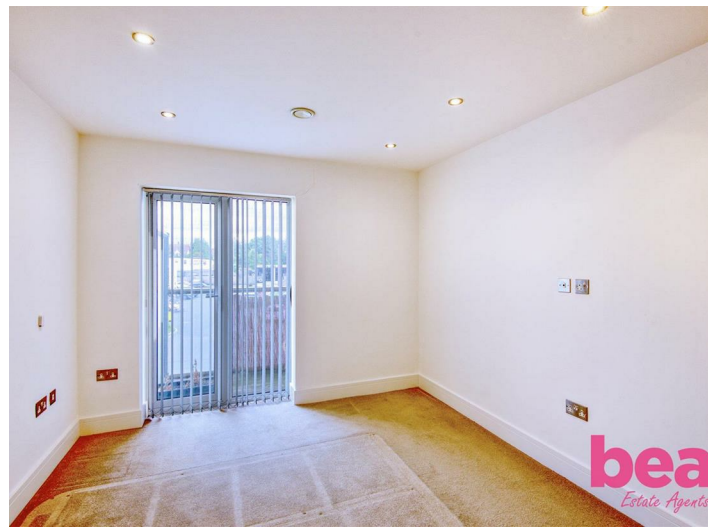
Externally, the property boasts a private south-facing balcony that provides a peaceful retreat for relaxation or entertaining guests. Secure gated parking is available to the rear of the building, ensuring safety and convenience for residents.

School Catchment

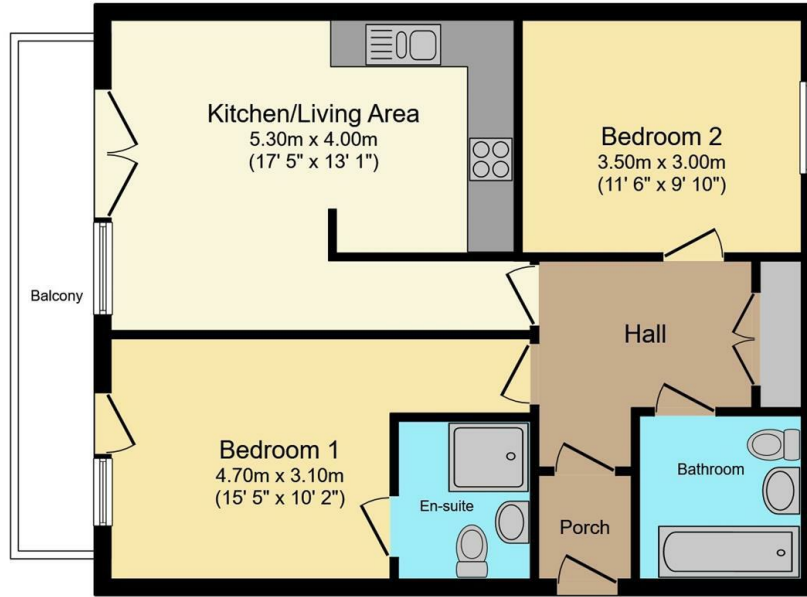
The apartment falls within the catchment area of several highly-regarded schools, making it an excellent choice for families. Nearby schools include Westcliff High School for Boys and Westcliff High School for Girls, both renowned for their academic excellence.

AGENTS NOTES

PLEASE NOTE: This lease information has been provided by the vendor and we have not substantiated it with solicitors.



Floor Plan

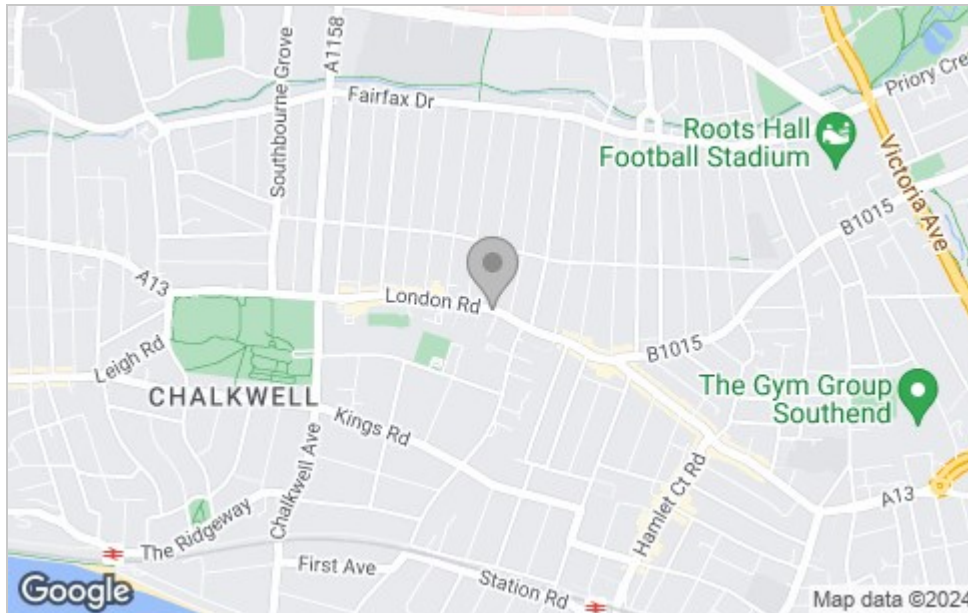


Total floor area 71.2 m² (767 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Area Map



Energy Efficiency Graph

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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