



£220,000 - £240,000 * ALLOCATED PARKING SPACE * LONG LEASE * NO ONWARD CHAIN * GROUND FLOOR * SHORT WALK TO WESTCLIFF STATION * TWO DOUBLE BEDROOMS * OPEN-PLAN LIVING AREA WITH CONSERVATORY * On the Kings Road sits this characterful property which holds an open-plan ground floor flat with an allocated parking space for one large vehicle. The accommodation is comprised of; a secure communal entrance with intercom, a communal hallway, a private entrance hallway, a modern kitchen-diner, a spacious lounge which opens onto a bright conservatory, a hallway providing you with access onto two double bedrooms, a three-piece bathroom with a separately accessed WC for added convenience and a communal garden. For schooling, Barons Court School and Belfairs Academy are within catchment, with the prestigious grammar schools only a short walk away. Amenities and bus links are around the corner and for London commuters, Westcliff Station is also only a short walk away. This property is ideal for first-time buyers, commuters, or buy-to-let investors seeking a well-located, low-maintenance home with excellent space and transport links. With no onward chain and a long lease this property is available to view now!

Leasehold: 173 year lease(approx.) // Service charge: £1,700(approx.) // Ground rent: £125(approx.)

- Allocated parking space for one vehicle
- Long lease
- Barons Court School and Belfairs Academy school catchment
- Two double bedrooms
- Ample storage
- A walk to Westcliff Station
- No onward chain
- Spacious open-plan living area leading to conservatory
- Modern bathroom with separate WC
- Communal garden

Kings Road Westcliff-on-Sea

£220,000

Price Guide



Kings Road



Parking/Frontage

Bay-fronted period property with wrap-around hardstanding, parking bays at the front and rear (bay 2 allocated to the flat), communal garden and secure entrance with intercom leading to:

Communal Hallway

Wall mounted letter boxes, carpeted staircase leading to upper flats, smooth ceilings, skirting, carpet, leading to:

Private Entrance Hall

4'0" x 3'8"

Private entrance, smooth ceilings, skirting, carpet.

Kitchen-Diner

15'4" x 11'8" > 7'3"

Double radiator, kitchen units both wall mounted and base level, kitchen comprised of, four ring electric hob with hood extractor, integrated oven, integrated fridge and freezer, space for washer/dryer, stainless steel sink with two drainers and chrome mixer tap, smooth ceilings, two feature pendant lights, tiled splashback, skirting, wood effect laminate flooring.

Lounge

15'7" x 12'5"

Double radiator, UPVC double glazed sliding doors to conservatory, smooth ceilings with cornicing, skirting, wood effect laminate flooring.

Conservatory

9'2" x 9'0"

UPVC double glazed windows to rear aspect, UPVC double glazed door giving access to allocated parking space, tiled flooring.

Hallway

10'2" x 3'0"

Smooth ceilings, skirting, wood effect laminate flooring

Bedroom One

12'0" x 8'10"

UPVC double glazed windows to rear aspect, double radiator, smooth ceilings with cornicing, skirting, carpet.

Bedroom Two

10'2" x 7'8"

Storage cupboard containing wall mounted boiler, double radiator, UPVC double glazed window to side aspect, smooth ceilings, skirting, carpet.

WC

3'6" x 3'1"

UPVC double glazed obscured window to side aspect, WC, smooth ceiling, partially tiled walls, wood effect laminate flooring.

Bathroom

6'2" x 4'1"

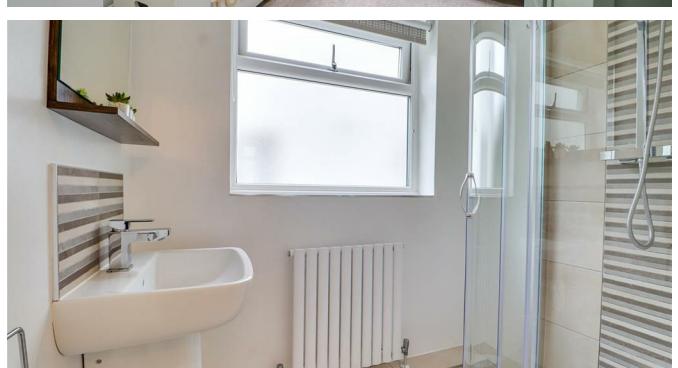
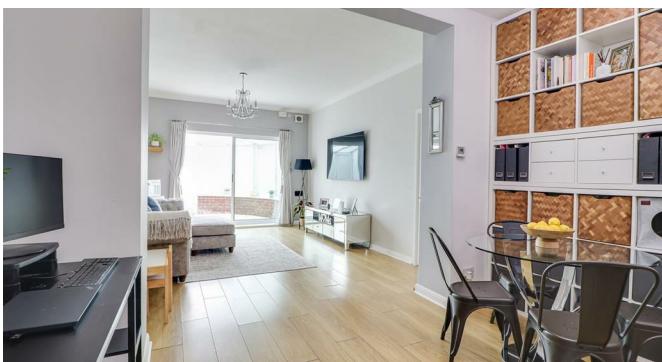
UPVC double glazed obscured window to side aspect, wall mounted wash basin with chrome mixer tap, corner shower, smooth ceilings with spotlights, tiled flooring.

Communal Rear Garden

Fenced off communal garden with lawn and raised patio area for seating.

Agent Notes:

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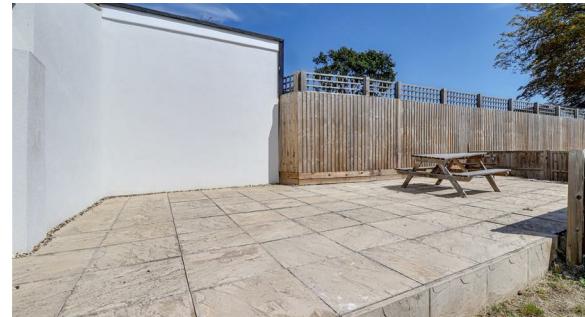


Floor Plan

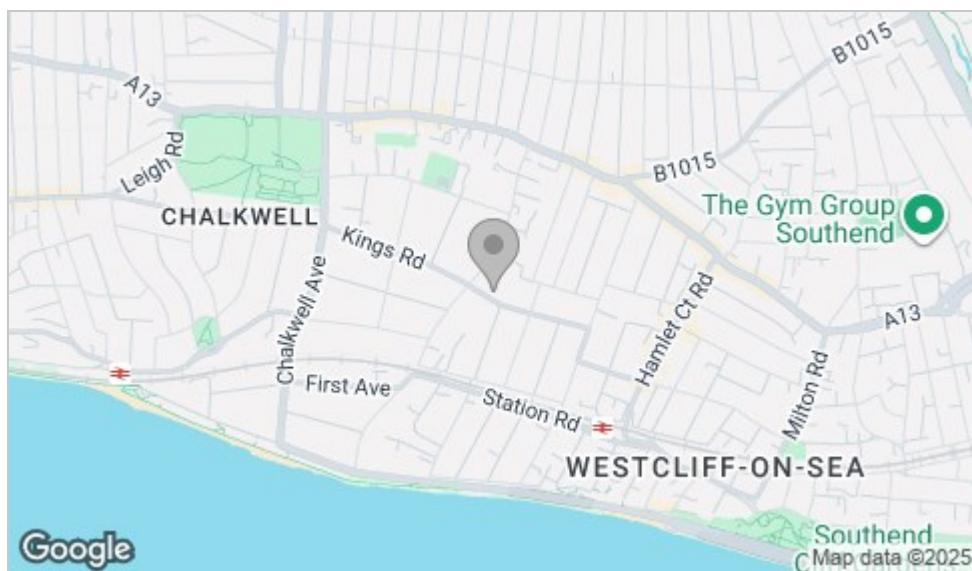
GROUND FLOOR



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 inaccuracy. The floorplan is for illustrative purposes only and should not be relied upon as to the availability or efficiency of any services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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Area Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

