



## IMPERIAL AVENUE

WESTCLIFF-ON-SEA, SS0 8NF

**GUIDE PRICE £270,000**  
LEASEHOLD

\* £270,000 - £290,000 \* - TWO DOUBLE BEDROOM GROUND-FLOOR FLAT, POSITIONED IN A WELL REGARDED PURPOSE BUILT DEVELOPMENT ON SOUGHT AFTER IMPERIAL AVENUE. BOASTING COMMUNAL OFF-STREET PARKING, STYLISH INTERIORS AND A LONG REMAINING LEASE

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Beautifully presented ground-floor flat
- Two sizeable double bedrooms
- Long remaining lease
- Beautiful lounge/diner opening into communal gardens
- Stylish family bathroom
- Own front door and secure entry phone system
- Fantastic location close to Chalkwell Park and Seafront
- On the doorstep of wonderful shops and amenities
- Within easy reach of mainline train stations for access into Central London
- A well regarded development in an extremely sought after location



This sizable two double bedroom ground floor flat is situated within the highly regarded Winton Lodge on sought-after Imperial Avenue, Chalkwell.

The property benefits from an extremely long lease term, communal off-street parking (first-come, first-served), and beautifully maintained communal gardens. Its location is superb — just moments from the picturesque Chalkwell Park, within easy reach of the seafront, and surrounded by a wide range of shops, amenities, and well-regarded local schools. For commuters, there are excellent transport links with mainline train services providing direct access into Central London, alongside numerous nearby bus routes.

Internally, the flat is accessed via a private front door with a secure entry phone system. The accommodation includes a spacious lounge/diner with a media wall, a separate kitchen, a generously proportioned master bedroom measuring over 14 ft, and a second double bedroom. The home has been lovingly refurbished by the current owner and also offers a stylish family bathroom.

This fantastic property combines modern living with a highly desirable location and would make an excellent purchase for a wide range of buyers. An internal viewing is strongly recommended.

**Two bedroom ground-floor flat**

**Entrance hallway**

**Lounge/diner**

**Kitchen**

**Master bedroom**

**Bedroom two**

**Bathroom**

**Communal parking on first come first serve basis**

**Communal gardens**

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### ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold



This plan is illustrative only,  
its details cannot be relied upon and no liability is taken for any errors.

## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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