



Brown & Brand



**Park Crescent**  
Westcliff-on-Sea, SS0 7PG

- One Bedroom First Floor Apartment
- No Onward Chain
- Close To Southend Central And Westcliff Railway Station
- Share Of Freehold

**£160,000**







## Property Description

We are pleased to offer for sale, with no onward chain, this well-presented first-floor apartment, which is ideally situated in the very heart of the highly sought-after Milton Conservation Area. Enjoying a convenient and desirable location, the property combines character with practicality and is offered to the market with the advantage of a smooth and straightforward purchase. The accommodation comprises a bright and welcoming open-plan kitchen and living area, enhanced by a large rear-facing window that allows an abundance of natural light to fill the space. The apartment also benefits from a spacious double bedroom, providing comfortable accommodation, along with a generously proportioned shower room that is well arranged for everyday use. Additional advantages include a share of the freehold, further adding to the appeal of the property and making it an ideal opportunity for first-time buyers or investors alike.



#### APPROACHED VIA

Entrance door giving access through to the communal hallway.

#### COMMUNAL ENTRANCE HALLWAY

Entrance hallway with wood laminate flooring giving access to carpeted stairs leading to first floor.

#### ENTRANCE HALLWAY

Entrance door leading into hallway featuring wood-effect laminate flooring, a textured ceiling, and loft access providing additional storage. The hallway further benefits from a radiator, fuse board, and space for coats or occasional furniture. Doors from the hallway give access to all other rooms within the apartment.

#### OPEN PLAN KITCHEN/LOUNGE AREA

15' 3" x 12' (4.65m x 3.66m)

#### KITCHEN

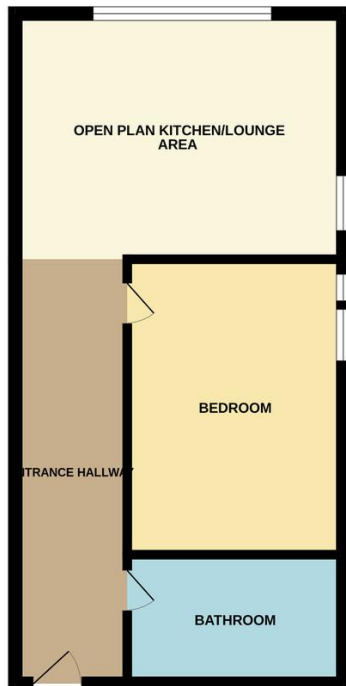
The kitchen is fitted with a comprehensive range of base cupboards and drawer units, complemented by eye-level wall cupboards and rolled-edge work surfaces. Integrated appliances include a four-ring gas hob with an electric oven beneath and an extractor hood above. There is space and plumbing for a washing machine, along with space for a fridge/freezer. Further benefits include a stainless-steel single-bowl sink with drainer and mixer tap, wood-effect laminate flooring, and a wall-mounted gas boiler serving the gas central heating and domestic hot water system. A double-glazed window to the side provides natural light, while a half-height dividing wall offers a defined separation between the kitchen and lounge areas.

#### LOUNGE

The lounge area benefits from a large rear-facing double-glazed window allowing ample natural light, along with a radiator, wood-effect laminate flooring, and a textured ceiling.



# GROUND FLOOR



## BEDROOM ONE

13' 2" x 8' 6" (4.01m x 2.59m) The bedroom features two side-facing double-glazed windows providing ample natural light, wood-effect laminate flooring, radiator and a textured ceiling. A recessed area offers a hanging clothes rail with built-in storage cupboards above, providing practical wardrobe space.

## BATHROOM

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap set into a vanity unit, and a large separate shower cubicle with sliding door and shower attachment. Further features include mirrored cabinet, textured plastered ceiling with extractor fan and wood-effect cushioned flooring.

## MATERIAL INFORMATION

Lease Remaining - 114 years  
Annual Service Charge - £1,200  
Ground Rent - Nil

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy performance certificate (EPC)

Flat 4 11, Park Crescent WESTCLIFF-ON-SEA SS0 7ND	Energy rating <b>D</b>	Valid until: 11 March 2030 Certificate number: 9228-8054-7287-6690-6270
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Property type	Top-floor flat
Total floor area	39 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

