



FOR SALE

Clifton Drive, Westcliff-On-Sea SS0 7SW

Asking Price £350,000 Leasehold Council Tax Band - D

2  1  1  862.00 sq ft

- A Very Well Maintained Ground Floor Apartment With Seaviews
- Long Lease
- Two Double Bedrooms
- Fitted Kitchen With Breakfast Bar
- Small Private Courtyard To Rear
- Modern Three Piece Shower Room
- A Short Walk To Mainline C2C Station
- Across The Road From the Seafront
- A Nice Quiet Location With Only A Short Walk To Shops And Restaurants
- Private Freeholder

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

****GUIDE PRICE £350,000 - £365,000****

This ground floor apartment offers a perfect blend of comfort and convenience. Boasting fantastic seaviews and its own private access, this well-presented residence features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat by the sea.

The heart of the home is a fitted kitchen complete with a breakfast bar, perfect for casual dining or entertaining guests. The living space is bright and inviting, and is thoughtfully designed to ensure a warm and welcoming atmosphere throughout.

With a long lease in place, this property not only provides a comfortable living space but also offers peace of mind for future investment. The location is particularly advantageous, as it is just a short walk to the mainline station, making commuting to London or other nearby areas both easy and convenient.

In summary, this ground floor apartment on Clifton Drive is a wonderful opportunity for those looking to enjoy coastal living with modern amenities. Its appealing features and prime location make it a must-see for anyone seeking a new home in Westcliff-On-Sea.

Measurements

Entrance Hall

0.91m x 3.44m (2'11" x 11'3")

Lounge

3.74m x 3.83m (12'3" x 12'6")

Kitchen/Breakfast Room

3.18m x 3.59m (10'5" x 11'9")

Lobby/Hallway

0.75m x 3.54m (2'5" x 11'7")

Bedroom 1

2.65m x 3.55m (8'8" x 11'7")

Bedroom 2

2.06m x 3.60m (6'9" x 11'9")

Shower Room

1.23m x 2.70m (4'0" x 8'10")

Interior

The private front door opens through into a welcoming porch with a door leading through to the lounge. The kitchen can be found just off the lounge with fitted appliances and granite worktops throughout, including a large breakfast bar with space for stools. There is plenty of storage space in the internal hallway which leads to the bedrooms and shower Room. The main bedroom is firstly locate don the left with fitted wardrobes. The second bedroom is to the rear of the property with access to the courtyard, and the shower room offers a three piece modern suite.

Exterior

The property boasts a patio area to the front with room for a table and chairs to sit and admire the view, and private courtyard to the rear.

Location

Situated just off the seafront and within walking distance to the mainline station, bars, restaurants, shops and Cliffs Pavilion, this property has everything you need on the doorstep whilst being in a nice peaceful location.

School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery
Belfairs Academy

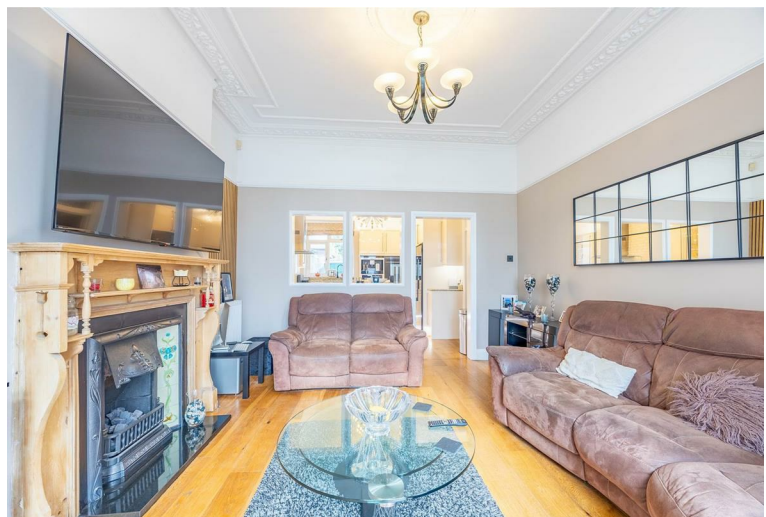
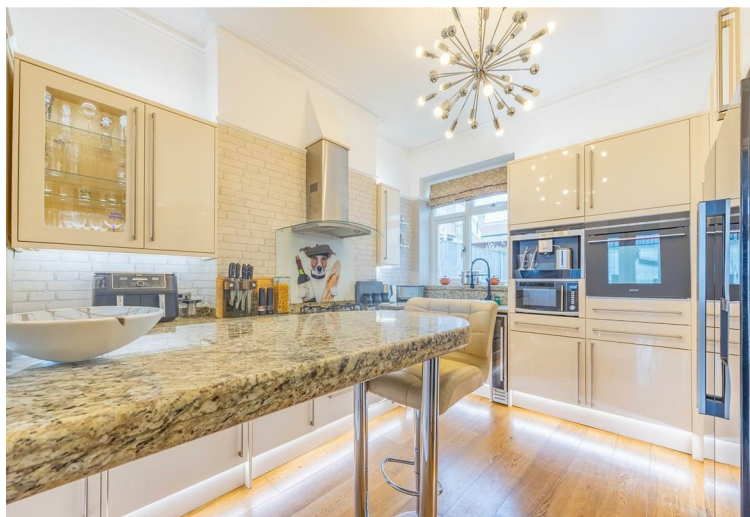
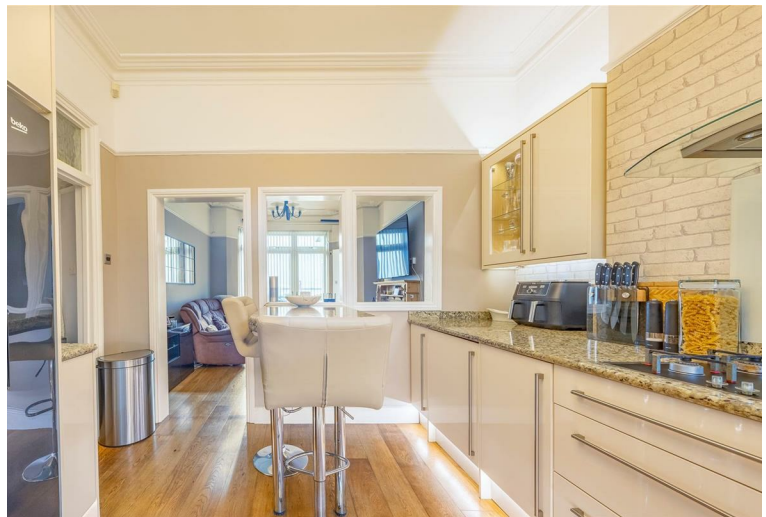
Tenure

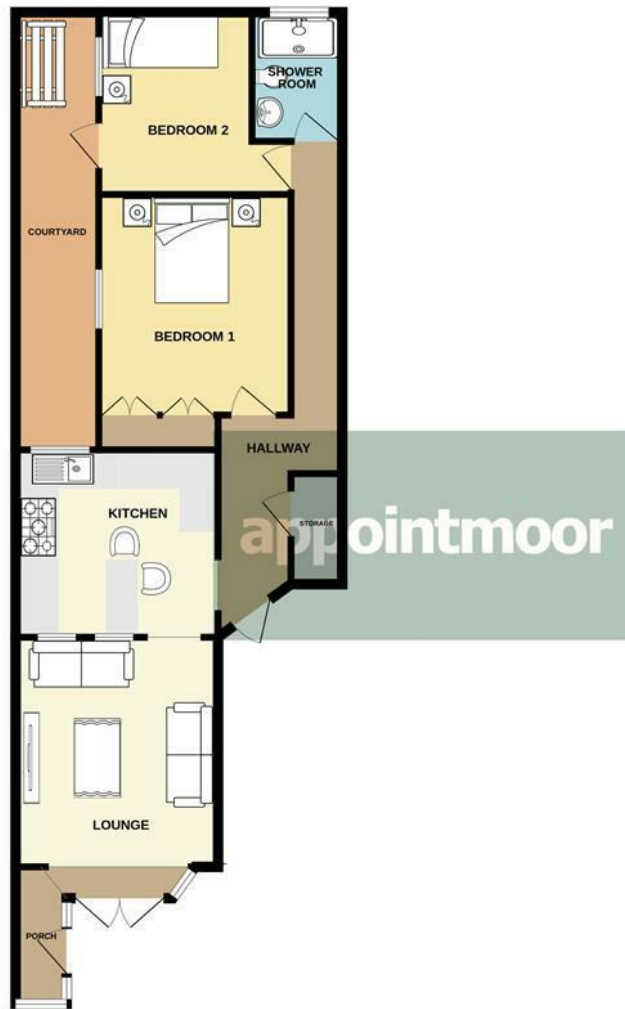
Leasehold

Advised 156 Years remaining on the lease

Ground Rent £250 pr yr

Tax Band D





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.
Made with Metropix 5/2025

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 (CO₂) 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	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor