



Westcliff Avenue, Westcliff-On-Sea

£250,000

home.

# Winton Hall Westcliff Avenue

Westcliff-On-Sea  
SS0 7QT



- Spacious First Floor Apartment
- One Great Size Double Bedroom
- Balcony to front with incredible Sea Views
- Modern Bathroom
- Large Lounge with Bay Window
- Contemporary Kitchen
- Long Lease and No Onward Chain
- In the School Catchment for Barons Court Primary and Milton Hall Primary
- Close to Seafront, Both Westcliff and Southend Train Station and Southend High Street
- Excellent Location in the Shorefield Conservation Area

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





Home Estate Agents are delighted to present this charming first-floor flat located on Westcliff Avenue in the picturesque area of Westcliff-On-Sea. This delightful apartment boasts stunning sea views, making it an ideal retreat for those who appreciate coastal living.

Upon entering, you will find a spacious lounge featuring a lovely bay window that allows natural light to flood the room while offering breathtaking views of the sea. The modern kitchen is well-equipped and includes a balcony at the front, perfect for enjoying your morning coffee while taking in the tranquil surroundings.

The property comprises one generously sized double bedroom, providing a comfortable space for relaxation. Additionally, there is a well-appointed three-piece bathroom, ensuring all your needs are met.

This flat benefits from a long lease and is offered with no onward chain, making it an attractive option for both first-time buyers and investors alike. Furthermore, it is situated within the catchment area for Barons Court Primary and Milton Hall Primary and Nursery, making it an excellent choice for families.

Nestled in the Shorefield Conservation Area, this property enjoys a prime location, with easy access to Westcliff and Southend train stations, providing convenient transport links to London and beyond. With its combination of modern amenities, stunning views, and a desirable location, this flat is not to be missed. We invite you to arrange a viewing and experience the charm of this wonderful home for yourself.



### Accommodation Comprises

The property is approached via a communal pathway leading to the storm porch with external lighting and phone entry system. Wooden entrance door leading into the communal entrance porch with tiled flooring and ceiling light into:

### Communal Hallway

Carpeted, skirting, dado rail, picture rail, ceiling light, carpeted stairs leading to the first floor. Private entrance door into:

### Entrance Hallway

Wood effect laminate flooring, skirting, dado rail, ceiling light, coved cornice, storage cupboard, radiator. Doors to:

### Kitchen

Wood effect laminate flooring, skirting, coved cornice, ceiling light, radiator, wooden French doors leading to the balcony with single glazed windows. The kitchen is fitted to include a range of base units with a wood effect worksurfaces and matching eye level wall mounted units, sink with drainer and mixer tap, tiled splashback, integrated oven with four ring gas hob and extractor over, door to lounge.

### Balcony

Balcony with iron railing and sea views.

### Lounge

Carpeted, skirting, picture rail, coved cornice, ceiling light, double glazed wooden bay Sash windows to the front aspect offering excellent sea views, radiator.

### Bedroom

Carpeted, skirting, picture rail, coved cornice, ceiling light, double glazed Sash window to the rear aspect, radiator.

### Bathroom

Wood effect laminate flooring, skirting, radiator, coved cornice, part tiled walls, single glazed obscure window to the side aspect and single glazed internal obscure window, WC, panelled bath with shower over, wash hand basin with vanity storage beneath and mirrored vanity unit.

### Lease Information

Lease: 123 years remaining  
Ground Rent: £1000 Per Annum including building insurance  
Service Charge: £1,200 Per Annum

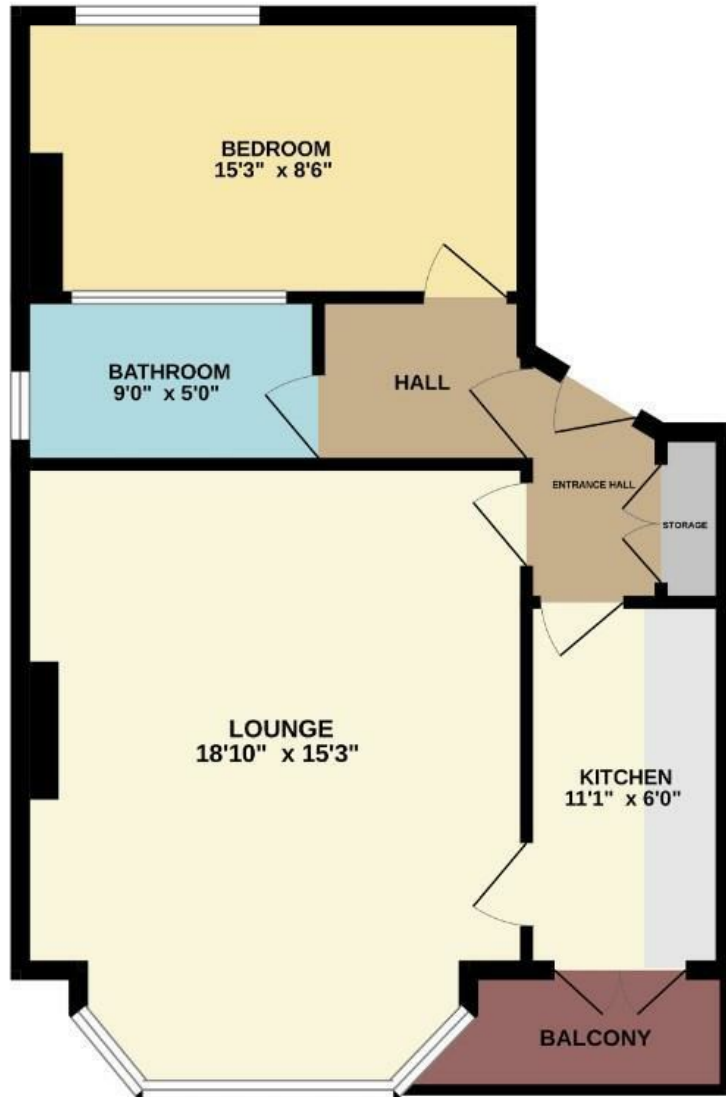
Please note this lease information has been

provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR  
570 sq.ft. approx.



TOTAL FLOOR AREA : 570 sq.ft. approx.  
Made with Metropix 62026



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band:  
Tenure: Leasehold  
Council Tax Band: B

£250,000

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01702 480 033

home.



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[homeofleigh.com](http://homeofleigh.com)

The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

