

# FOR SALE

## St. Hildas Mews, Westcliff-On-Sea SS0 8FL

Offers In Excess Of £300,000   Leasehold   Council Tax Band - C

833.00 sq ft

- Stylish Two Bedroom First Floor Apartment
- Spacious Open-Plan Kitchen, Lounge And Dining Area With Modern Finishes
- Contemporary Bathroom And En-Suite Fully Tiled
- Bedroom 1 Features Bespoke Italian-Made Wardrobes
- Integrated Kitchen Appliances & Abundant Storage Units
- Allocated Private Off-Street Parking Space For Added Convenience
- Secure Intercom And Fob Entry System For Peace Of Mind
- Characterful Communal Areas And Beautifully Maintained Exterior Grounds
- Desirable Chalkwell Location Near The Seafront, Chalkwell Park And Station
- School Catchments Including Chalkwell Hall And Belfairs Academy

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

**appointmoor**

# Description

## NO ONWARD CHAIN!!

This stylish two bedroom, first floor apartment features a spacious open-plan kitchen, lounge and dining area bring to life the definition of modern living. The modern theme spans to every area of the home, including the bathroom and en-suite offering a luxury feel with fully tiled surrounds.

Externally, the property benefits from allocated private parking and is set within a well-maintained building with some characterful features having thoughtfully retained in the communal areas. A secure intercom and fob entry system provide both privacy and peace of mind.

Being located in the highly desirable Chalkwell area, you're just moments from the seafront, Chalkwell Park, and local shops. Plus a short drive to the ever popular Leigh Broadway offering a bustling energy in the way of restaurants and bars at night, and the perfect brunch location during the day. Excellent school catchments include Chalkwell Hall Infant/Junior Schools and Belfairs Academy, the location has plenty to offer you.

## Measurements

Hallway

8'8 x 6'0 13'5 x 3'2 (2.65m x 1.83m) (4.10m x 0.98m)

Bedroom 2

8'8 x 10'10 (2.65m x 3.31m)

Bathroom

6'11 x 7'5 (2.12m x 2.27m)

Kitchen/Lounge/Diner

22'2 x 12'0 (6.77m x 3.67m)

Bedroom 1

10'7 x 11'10 (3.23m x 3.63m)

Ensuite

4'3 x 8'6 (1.32m x 2.60m)

## Interior

Step into a spacious and welcoming hallway with split-level access, setting the tone for the thoughtfully designed interior. To the left, a generous storage cupboard offers practical space for everyday essentials. A sleek, fully tiled 3 piece suite bathroom with modern fixtures sits further along the hall. Beyond this lies the heart of the home - an impressive open-plan kitchen, lounge and dining area. Featuring stylish wooden flooring, integrated appliances and an abundance of base and wall units, this versatile space is perfect for both everyday living and entertaining. At the end of the hallway, Bedroom 1 offers a peaceful retreat, complete with bespoke Italian-made fitted wardrobes and a contemporary en-suite shower room. Bedroom 2 is equally well-appointed, with built-in units providing smart and efficient storage solutions, making the most of every inch of space.

## Exterior

The building has plenty of kerb appeal and characterful features. The communal areas are well maintained and have a

modern feel. With grassy areas and hedge bushes at the front of the property creating a serene atmosphere with added boundary fencing, the property feels luxurious and secure from the get go. The property has a secure intercom and fob entry system. The apartment benefits from private off-street parking with an allocated space.

## Location

Situated in the desirable Chalkwell area, this apartment offers a superb coastal lifestyle with modern convenience. Just a short walk to Chalkwell Park, the seafront, and Chalkwell Station - with direct trains to London, this location is ideal for commuters and beach lovers alike. Nearby Leigh Broadway and Hamlet Court Road provide a vibrant mix of cafés, independent shops, and restaurants. The area also benefits from excellent schools, green spaces, and cultural venues including the Cliffs Pavilion showcasing a variety of performances weekly, the area has plenty to offer. A perfect blend of tranquillity, connectivity and lifestyle makes this a highly sought-after location.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

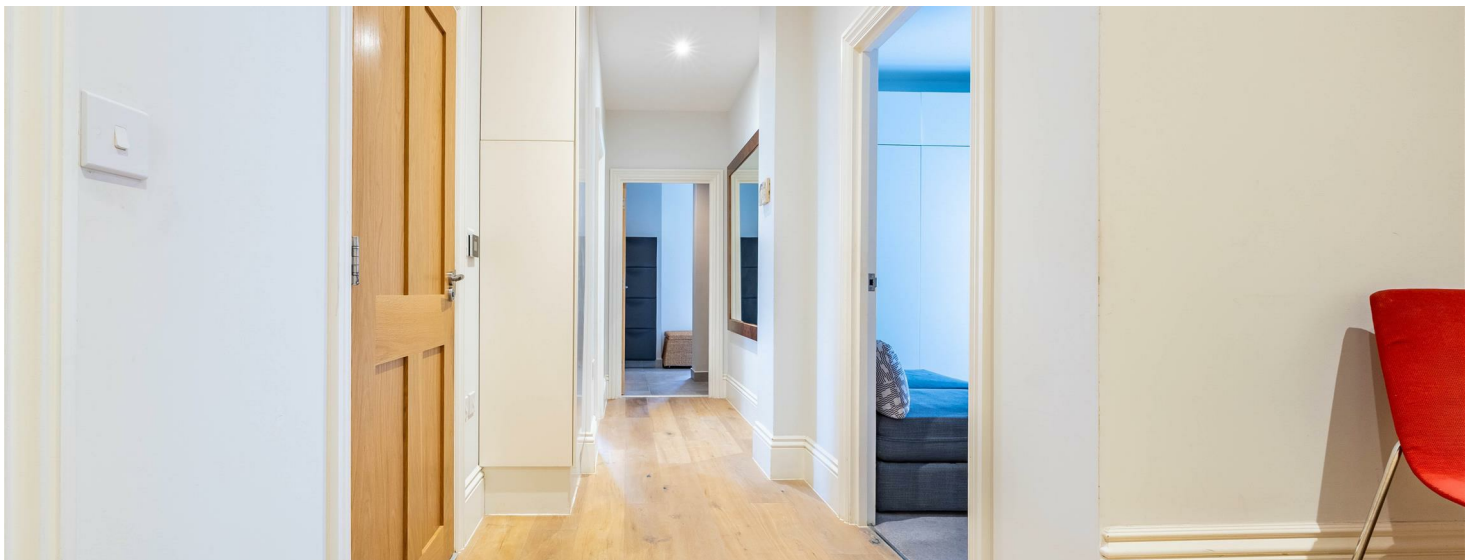
## Tenure

Leasehold.

116 years remaining.

Annual ground rent: £350.00.

Annual service charge: £2,415.00.







# FIRST 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 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 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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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