

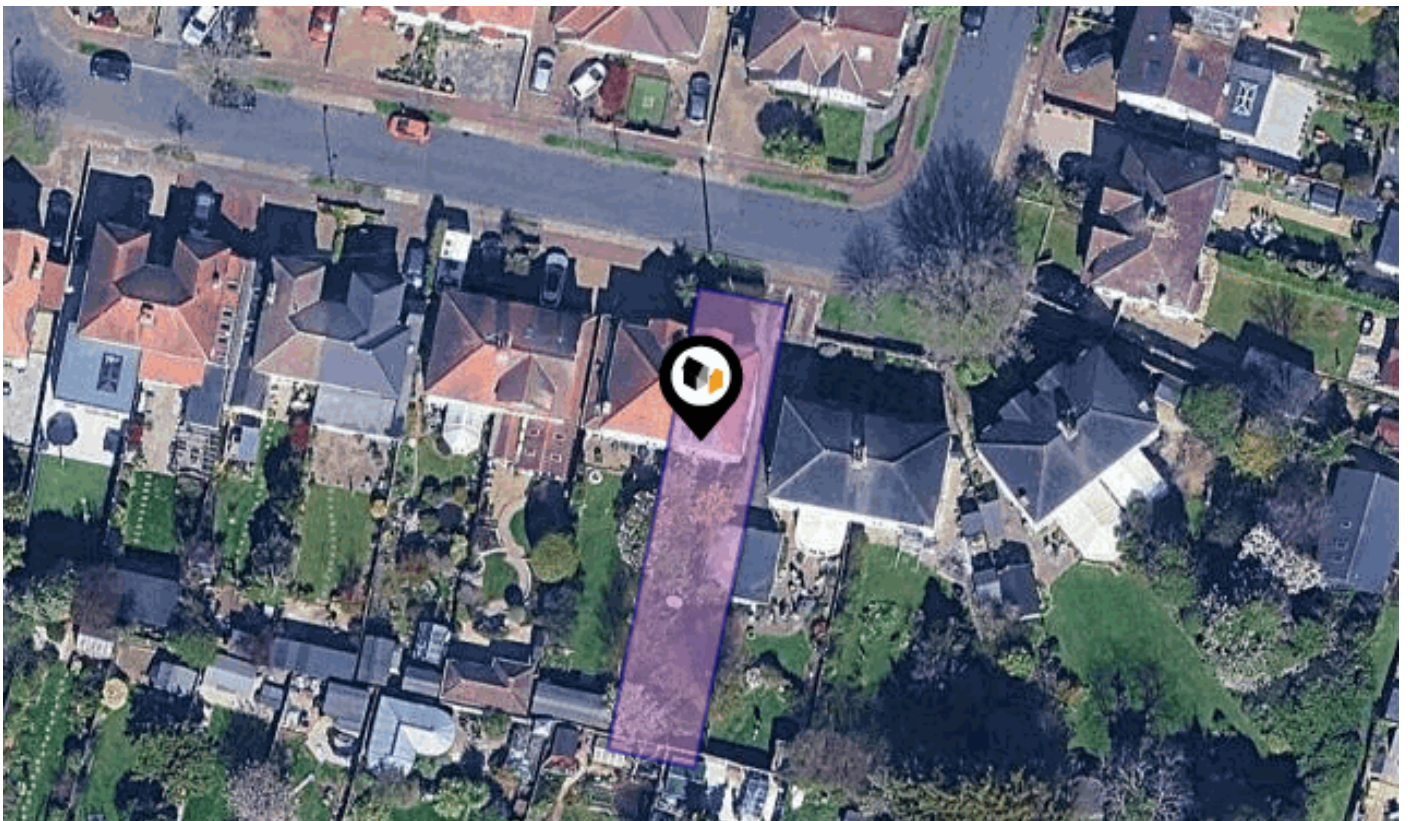
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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area
Monday 13th July 2026



HENLEY CRESCENT, WESTCLIFF-ON-SEA, SS0

Alex Somers eXp

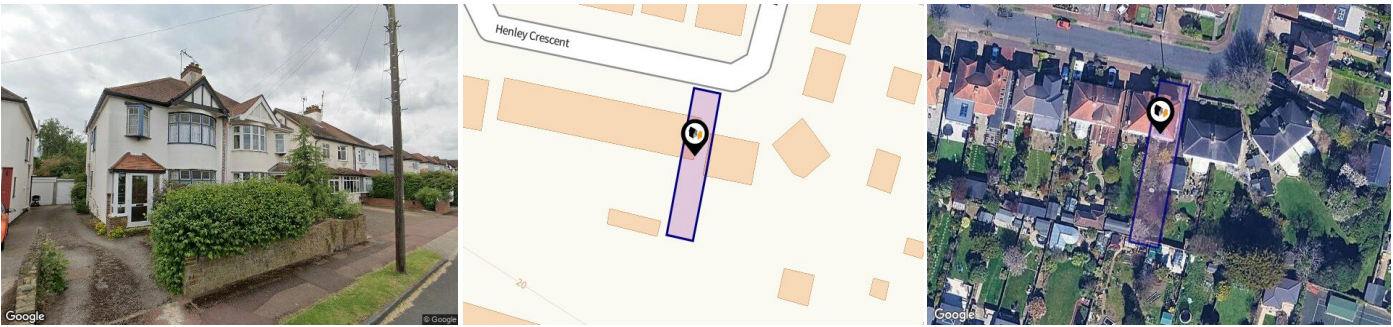
07432 201416

alex.somers@expuk.com

<https://alexsomers.exp.uk.com/>



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Property

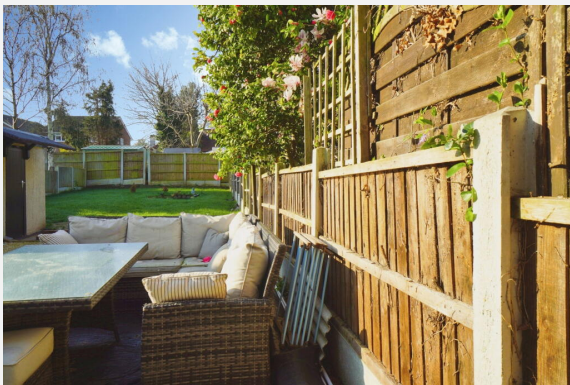
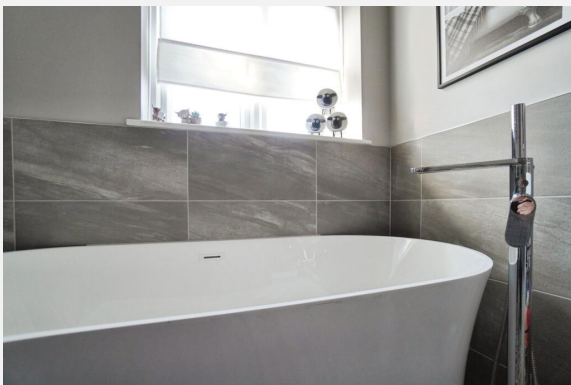
Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	968 ft ² / 90 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band D		
Annual Estimate:	£2,265		
Title Number:	EX129449		

Local Area

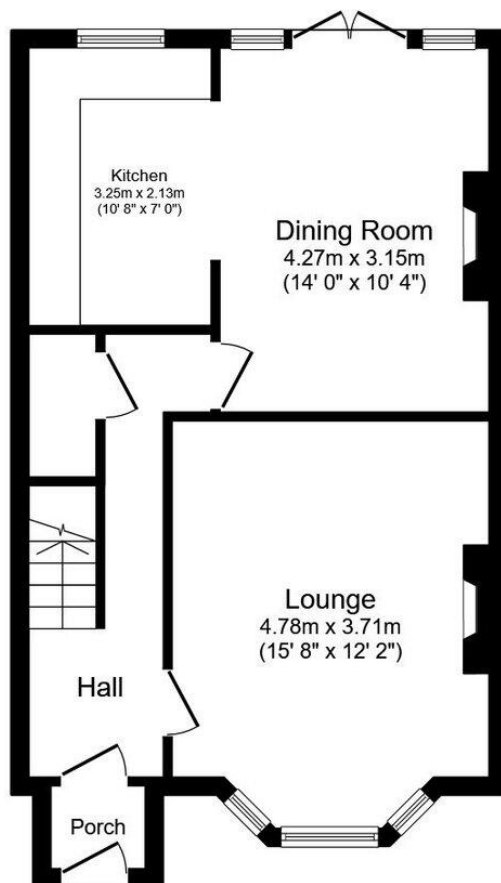
Local Authority:	Southend-on-sea	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	13 mb/s	160 mb/s	5500 mb/s
• Surface Water	Very low			

Mobile Coverage:	Satellite/Fibre TV Availability:		
(based on calls indoors)			
			
			



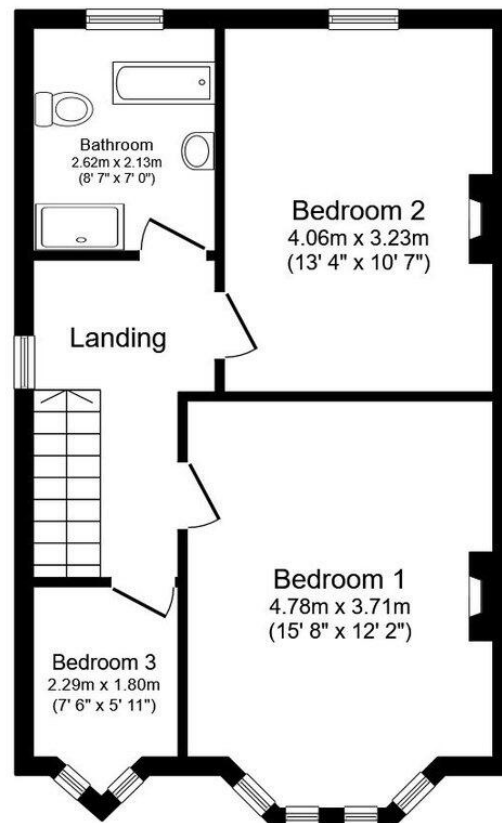


HENLEY CRESCENT, WESTCLIFF-ON-SEA, SS0



Ground Floor

Floor area 48.3 sq.m. (520 sq.ft.)

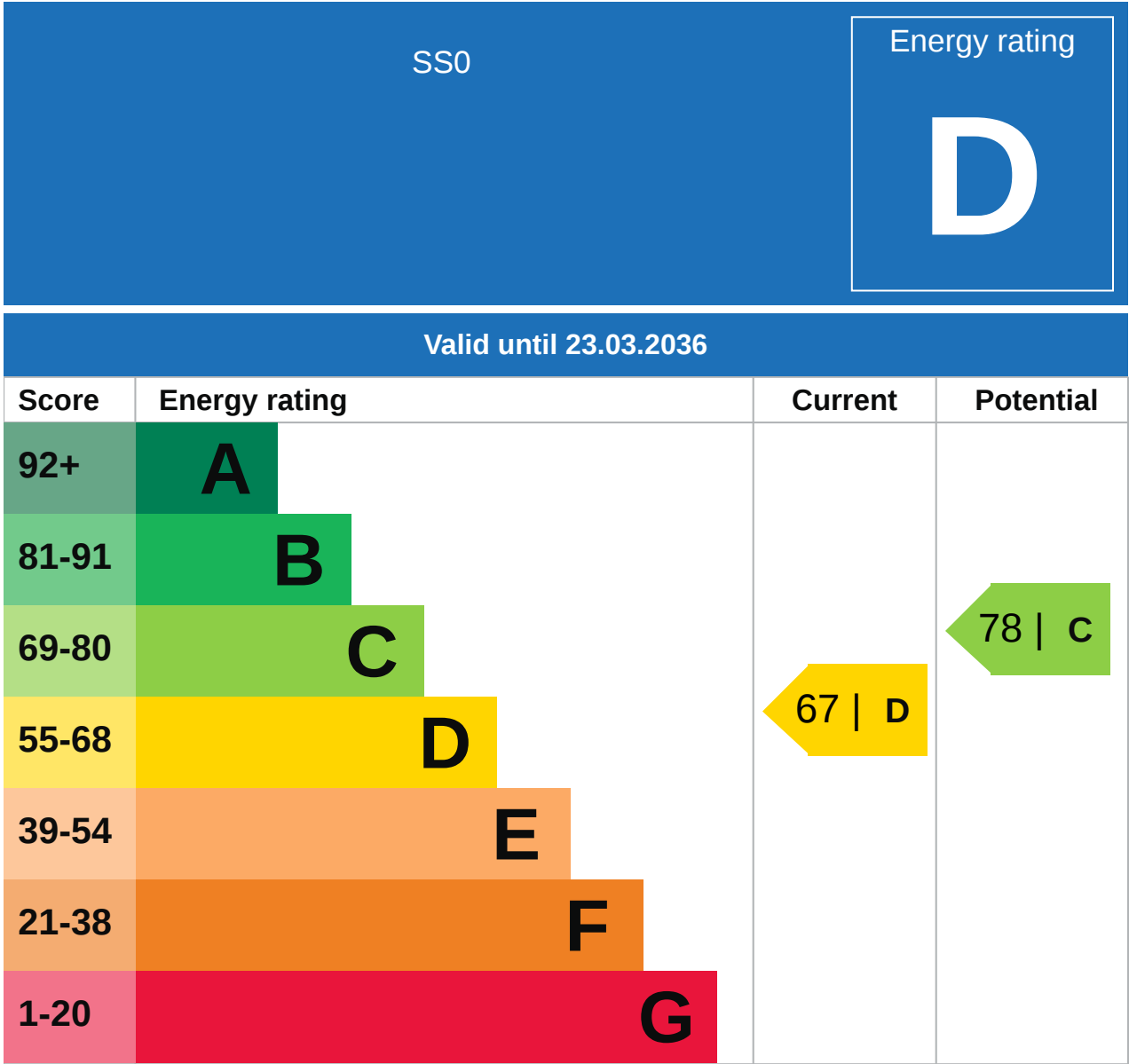


First Floor

Floor area 47.3 sq.m. (509 sq.ft.)

Total floor area: 95.6 sq.m. (1,029 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Additional EPC Data

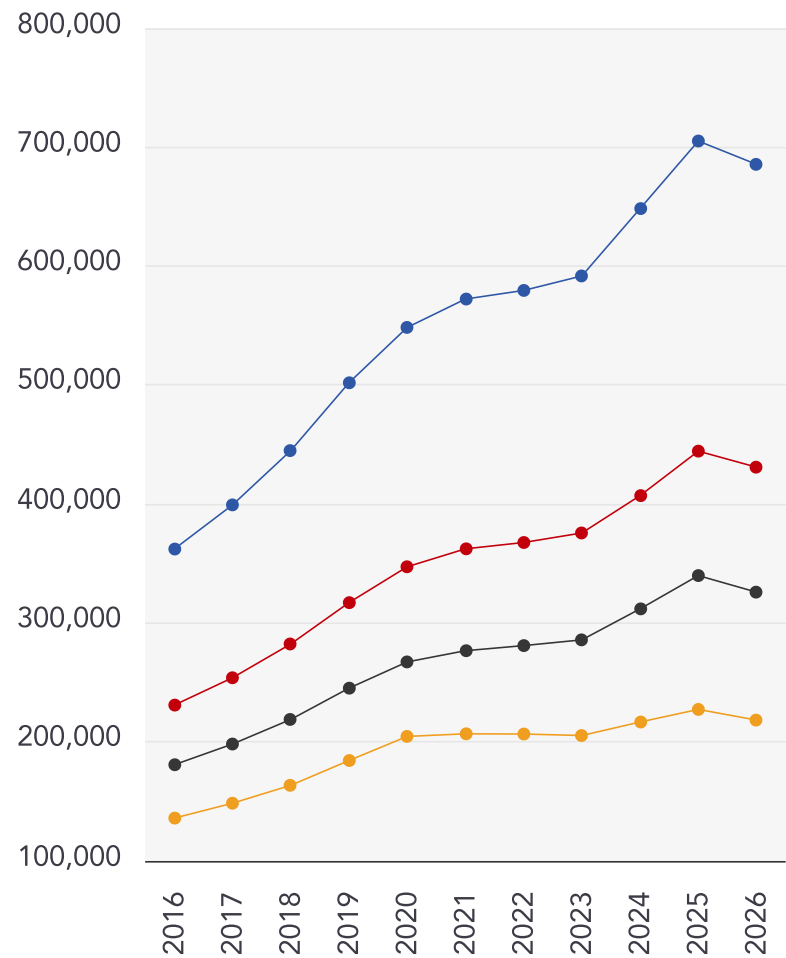
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Mechanical extract, decentrali
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Excellent lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	93 m ²

Market

House Price Statistics

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10 Year History of Average House Prices by Property Type in SS0



Detached

+89.28%

Semi-Detached

+86.57%

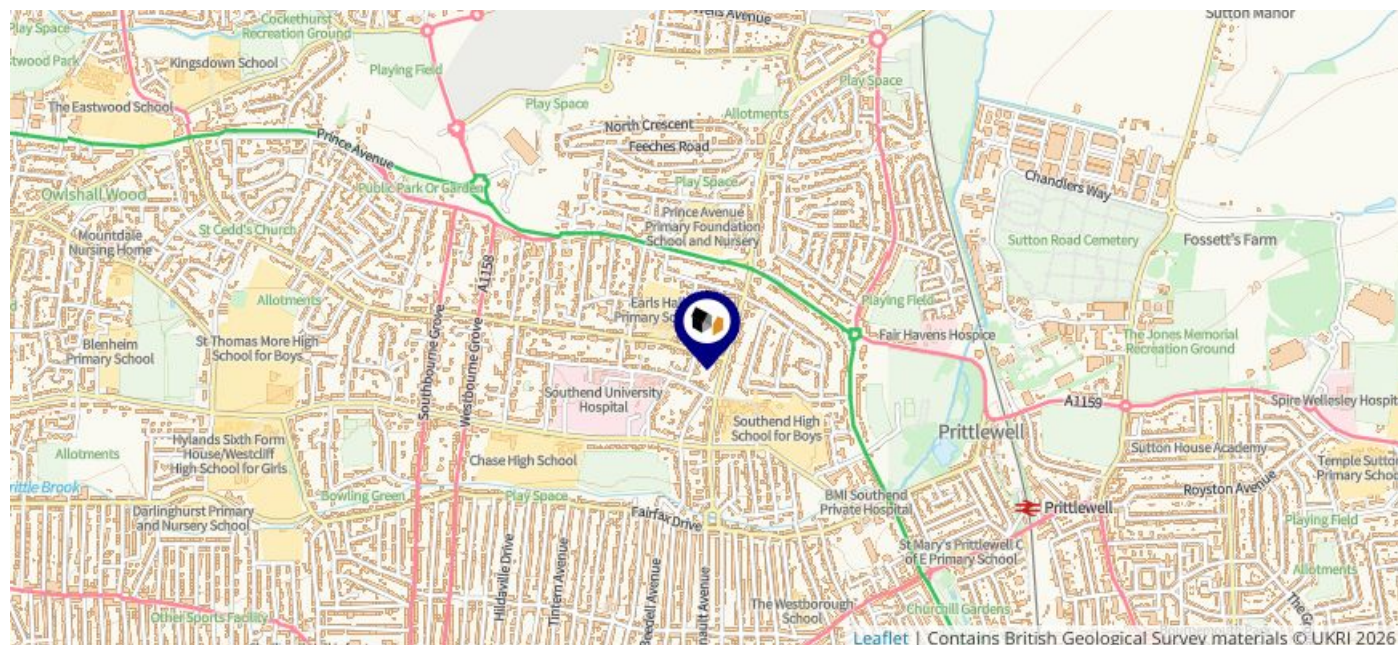
Terraced

+80.19%

Flat

+60.57%

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Prittlewell



Milton



The Leas



Shorefields



Crowstone



Warrior Square



Clifftown



Rochford CA

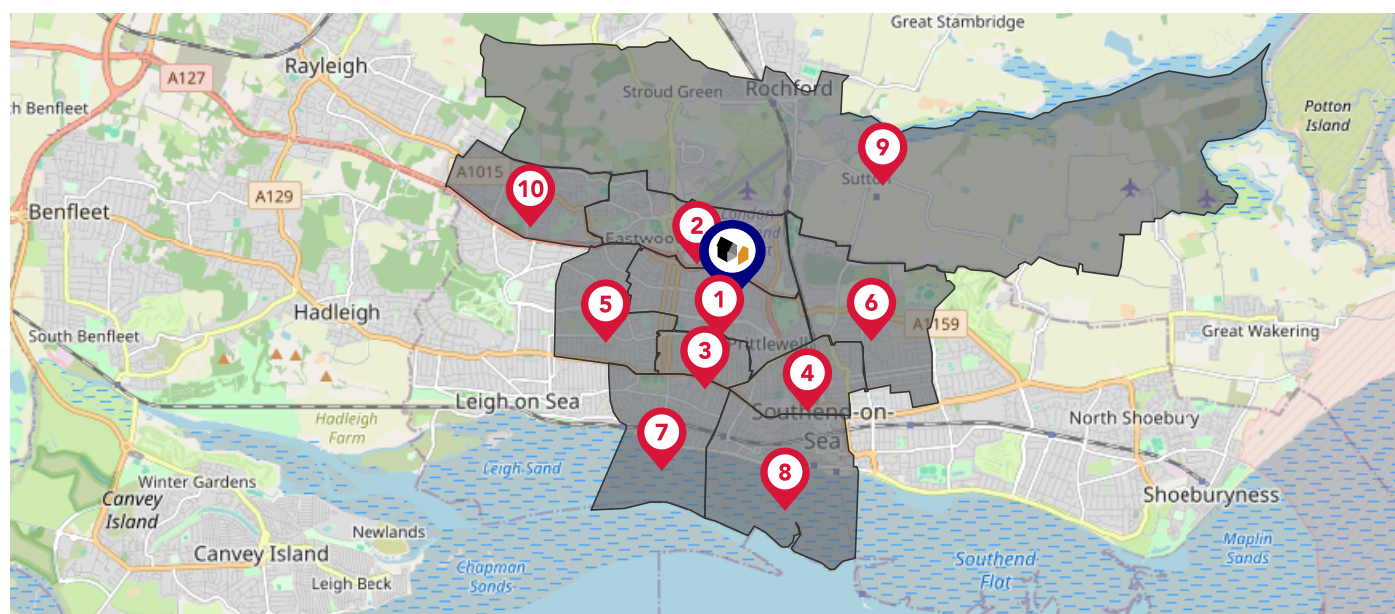


Leigh Cliff



Shopland Church Yard CA

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

Prittlewell Ward

2

St. Laurence Ward

3

Westborough Ward

4

Victoria Ward

5

Blenheim Park Ward

6

St. Luke's Ward

7

Chalkwell Ward

8

Milton Ward

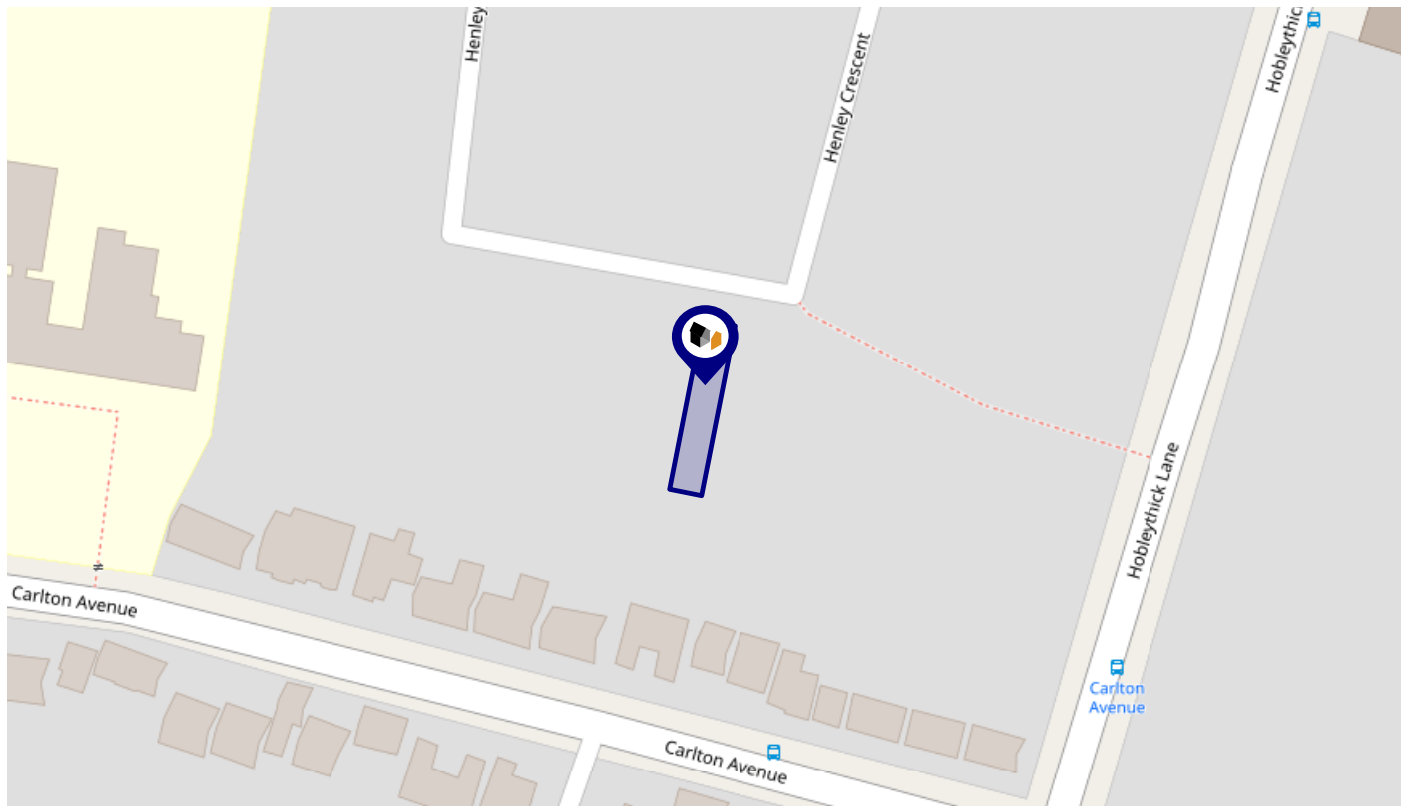
9

Roche South Ward

10

Eastwood Park Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

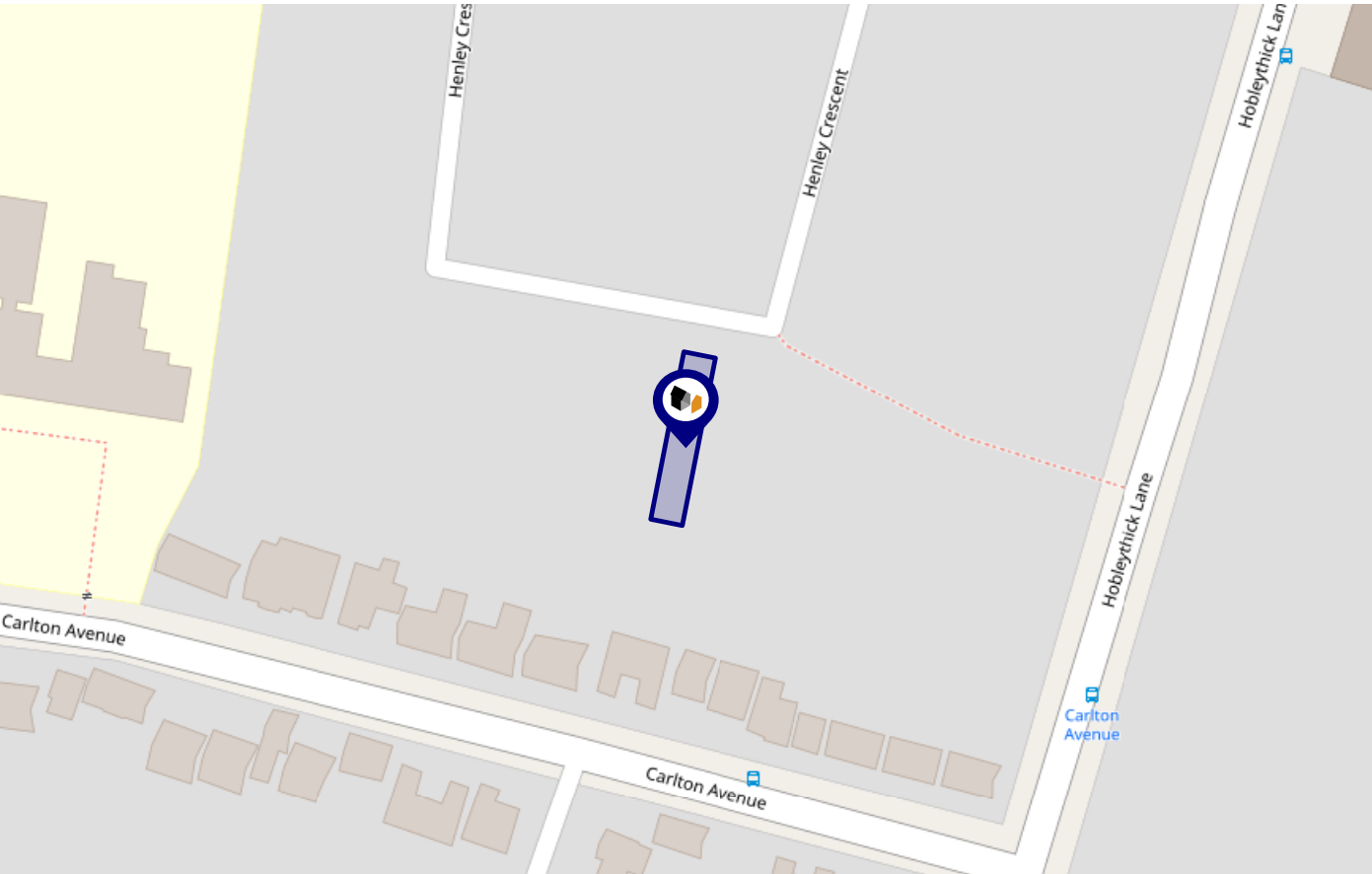
5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■

Flood Risk

Rivers & Seas - Flood Risk

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This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

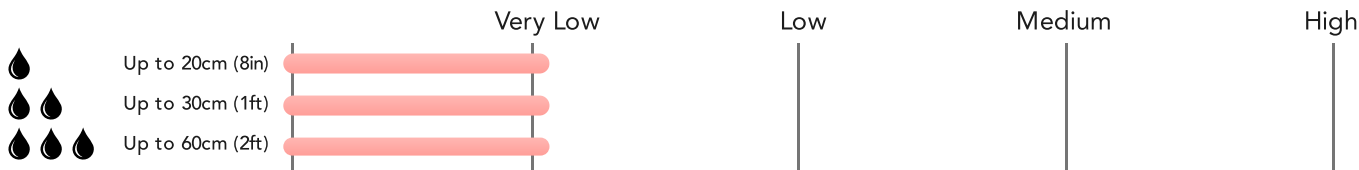


Risk Rating: Very low

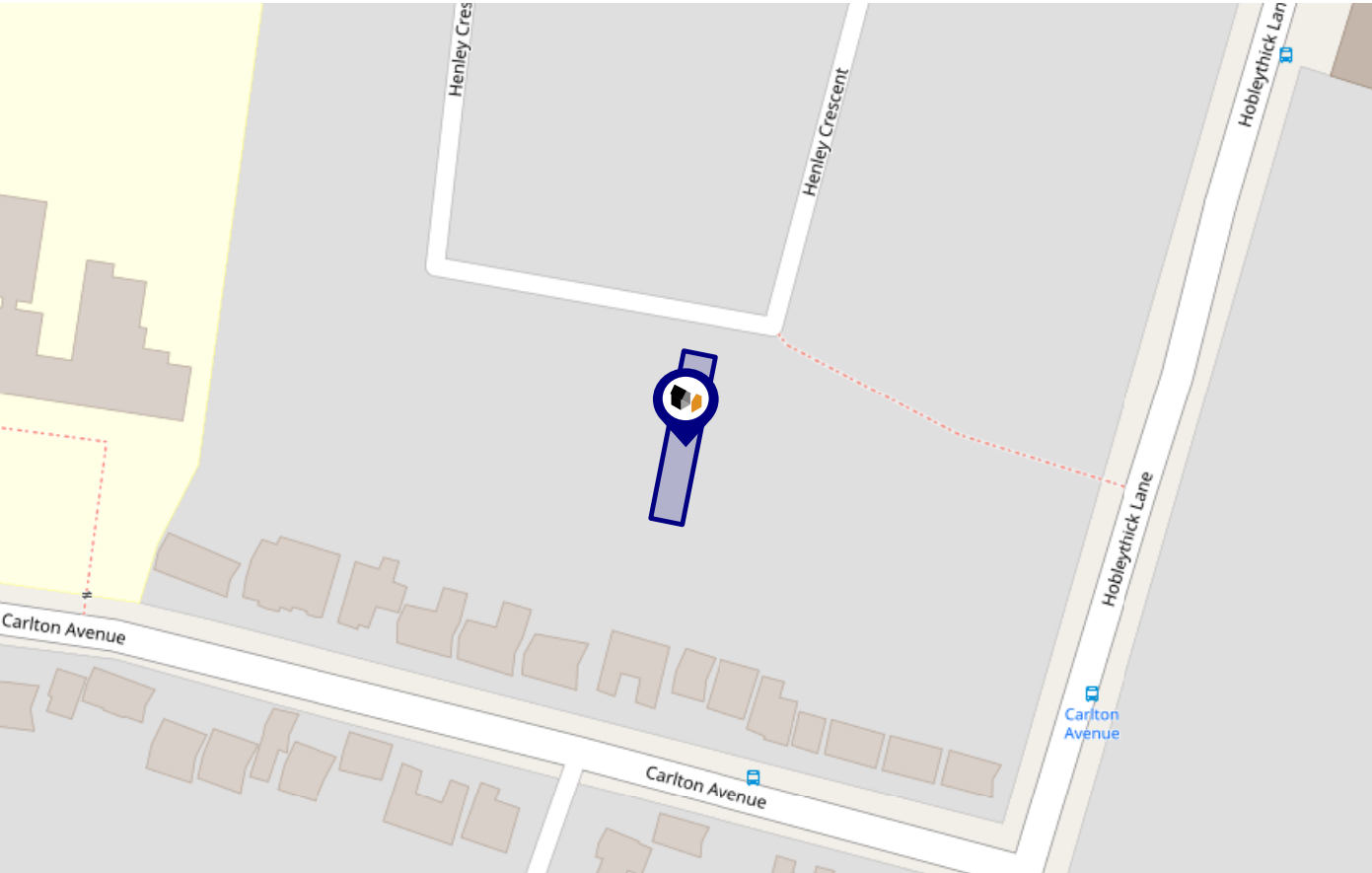
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

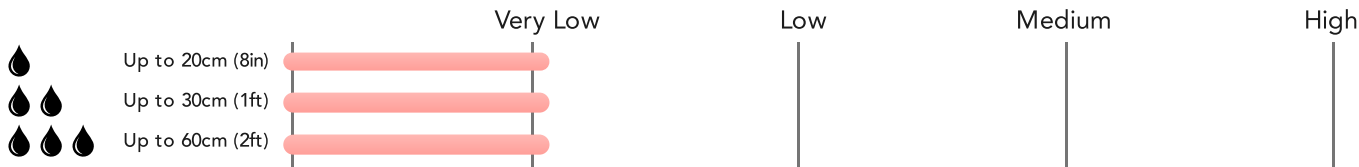


Risk Rating: Very low

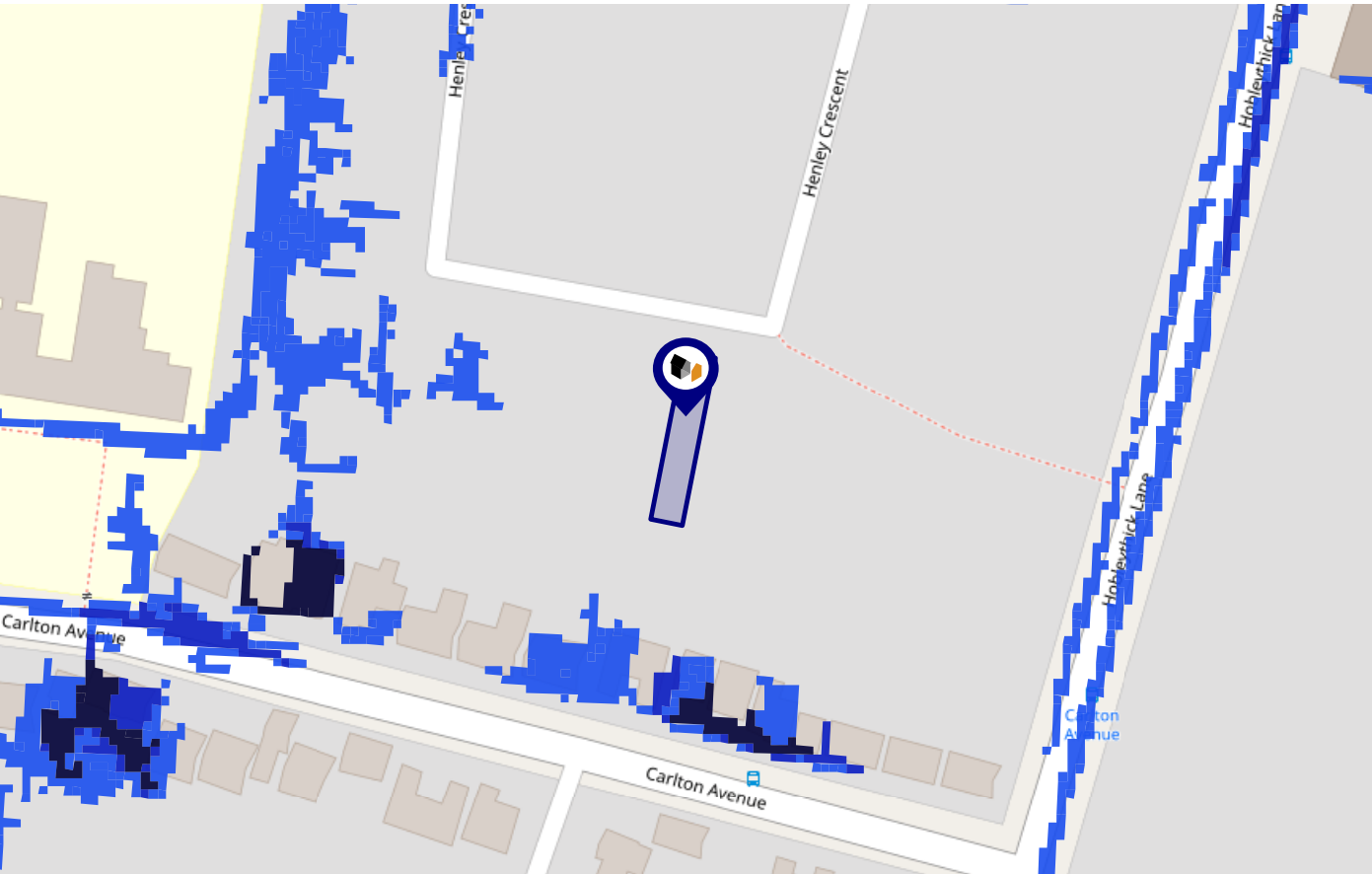
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

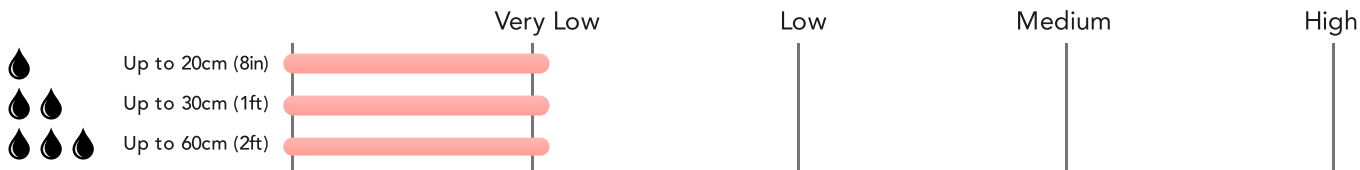


Risk Rating: Very low

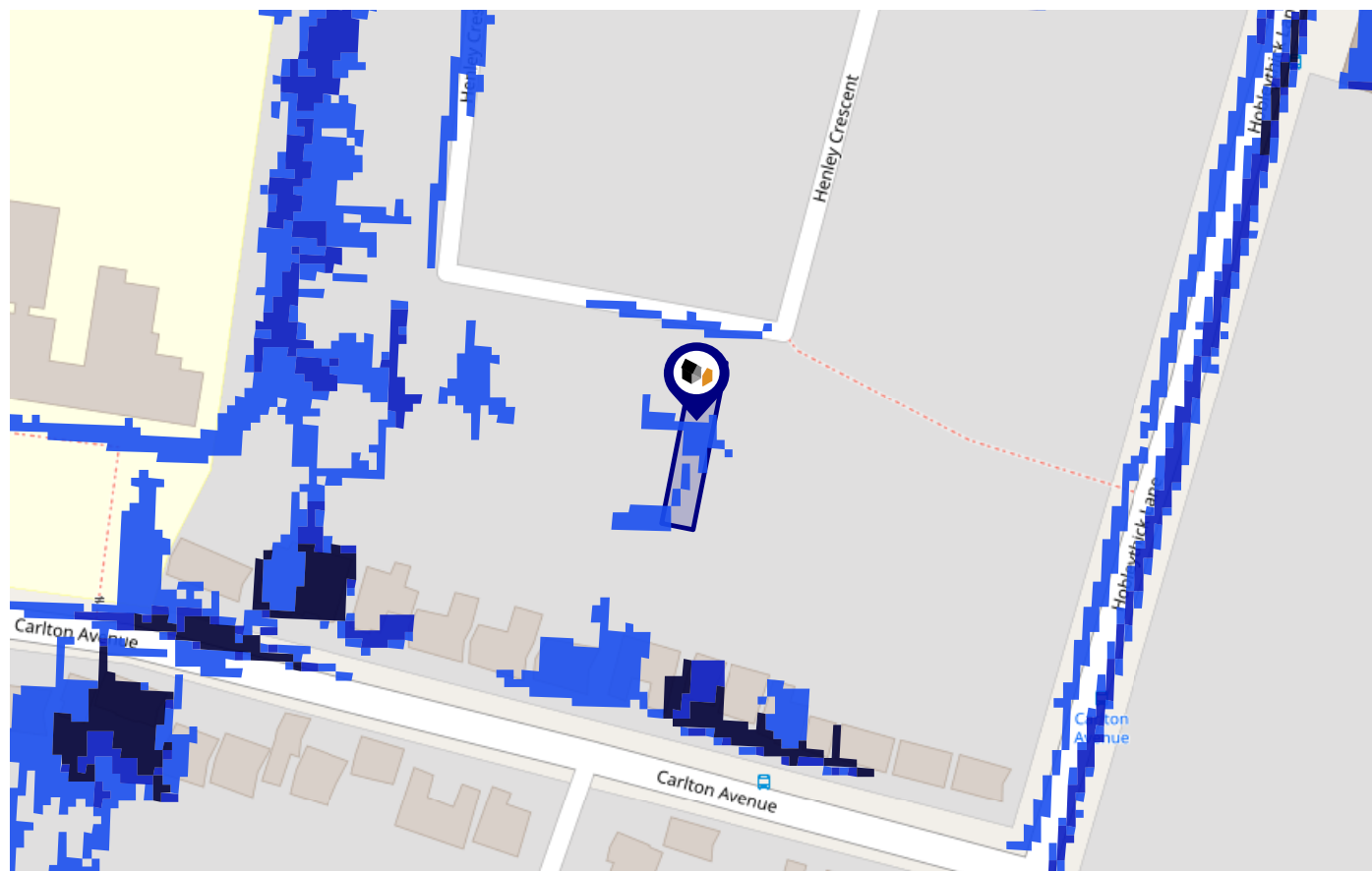
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

-  **High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
-  **Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
-  **Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
-  **Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

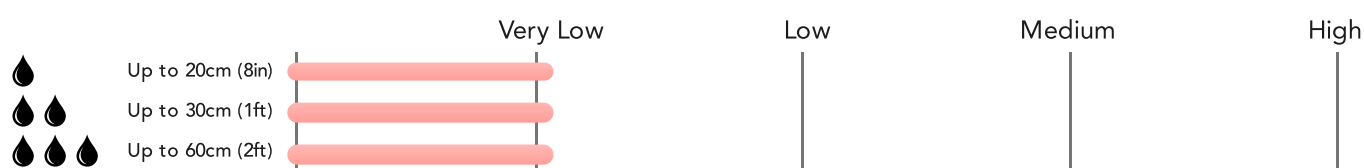


Risk Rating: Very low

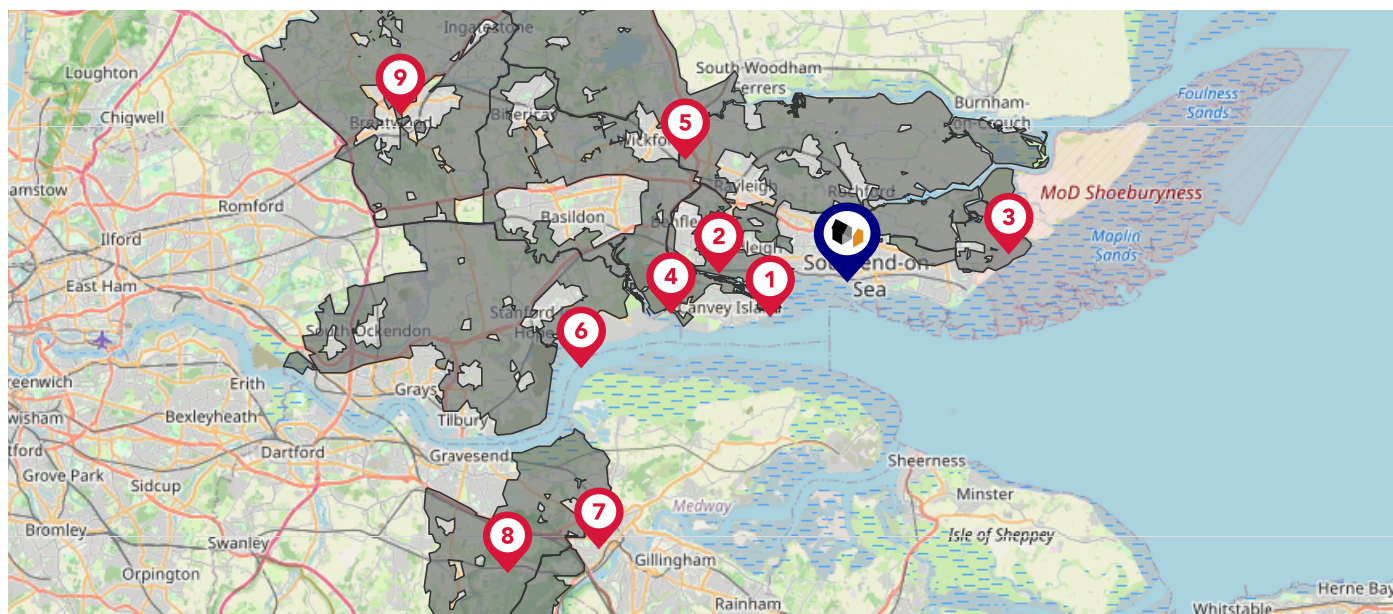
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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land



London Green Belt - Southend-on-Sea



London Green Belt - Castle Point



London Green Belt - Rochford



London Green Belt - Basildon



London Green Belt - Chelmsford



London Green Belt - Thurrock



London Green Belt - Medway



London Green Belt - Gravesham



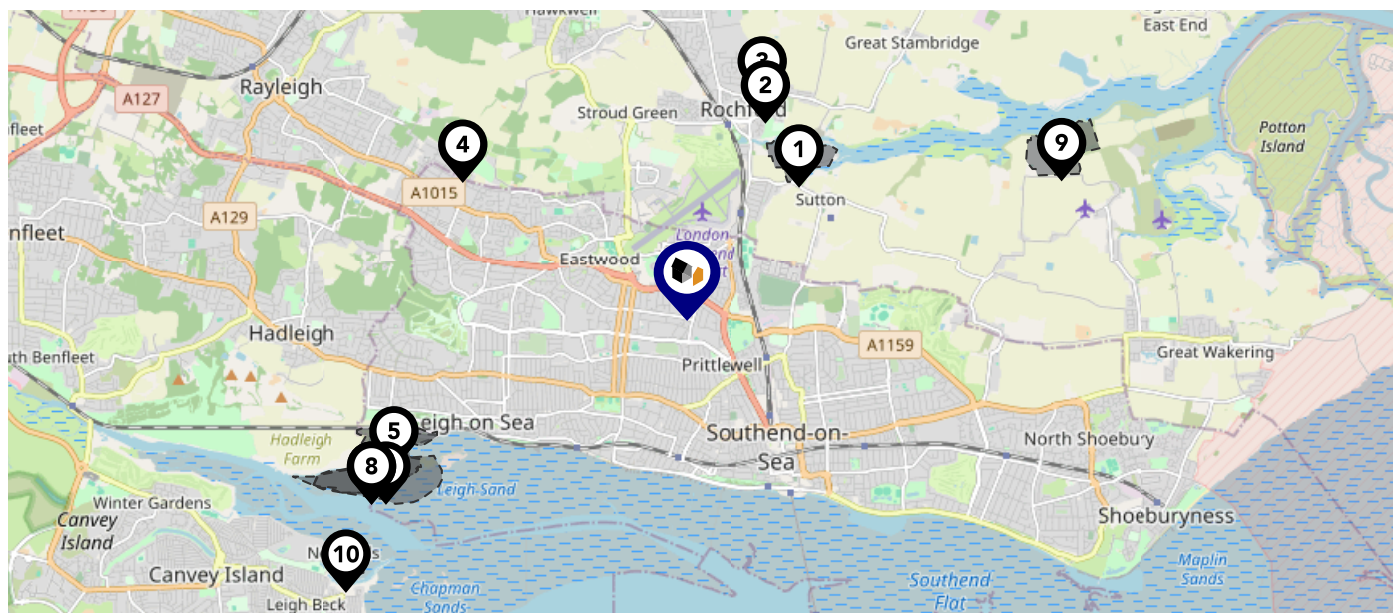
London Green Belt - Brentwood

Maps

Landfill Sites

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This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

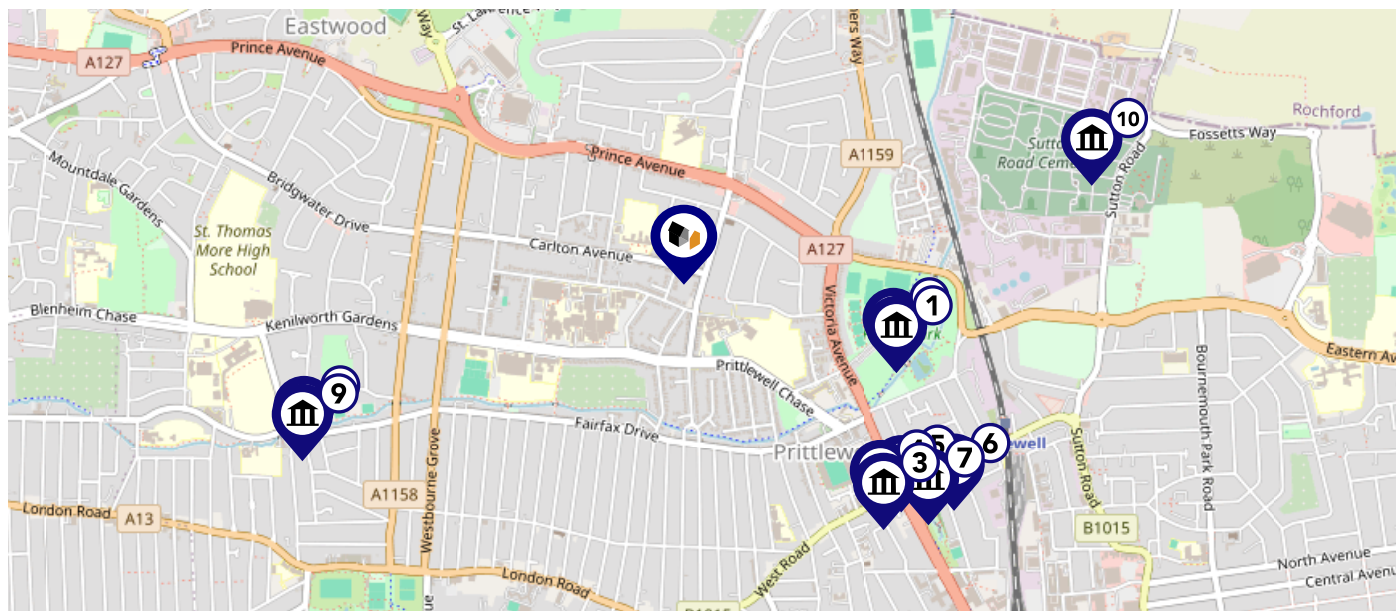
1	Purdy's Farm-Tinkers Lane, Rochford, Essex	Historic Landfill	
2	Doggetts Close-Rochford	Historic Landfill	
3	Doggetts Close-Rochford	Historic Landfill	
4	Eastwood Rise-North of Hillside Road, Rayleigh, Rochford	Historic Landfill	
5	Leigh Marshes-Leigh Marshes, Southend	Historic Landfill	
6	Leigh Controlled Tip (Two Tree Island-Two Tree Island, Leigh-on-sea, Essex	Historic Landfill	
7	Two Tree Island-Two Tree Island, Leigh On Sea	Historic Landfill	
8	Hadleigh Marsh-Castle Point	Historic Landfill	
9	Ropers Farm-Barling, Essex	Historic Landfill	
10	Newlands Marsh-Smallgains Farm, Canvey Island, Castle Point	Historic Landfill	

Maps

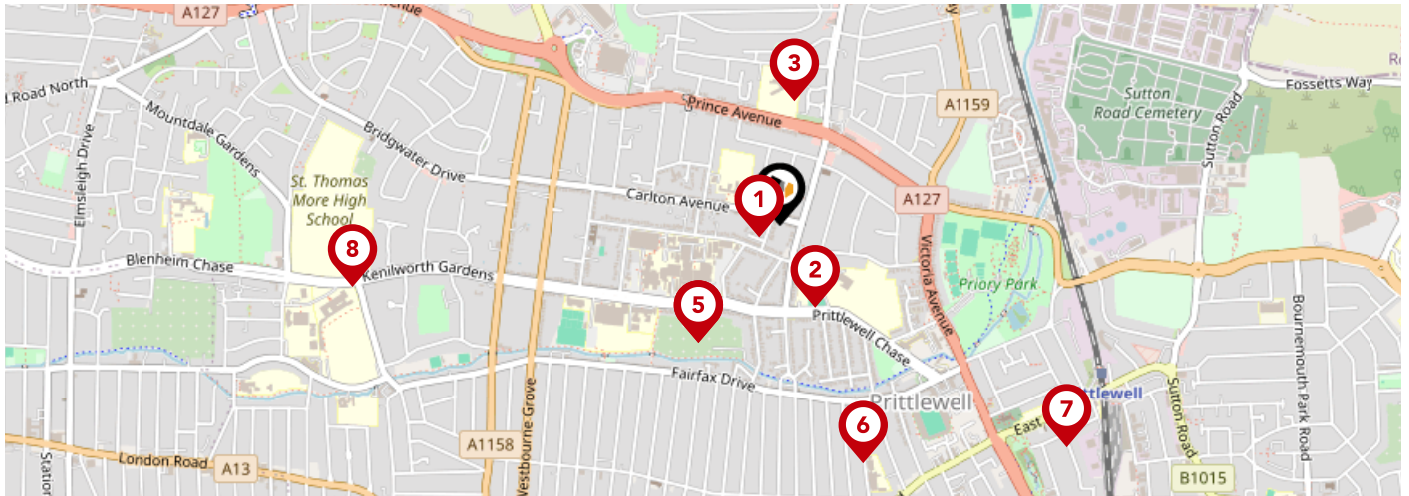
Listed Buildings

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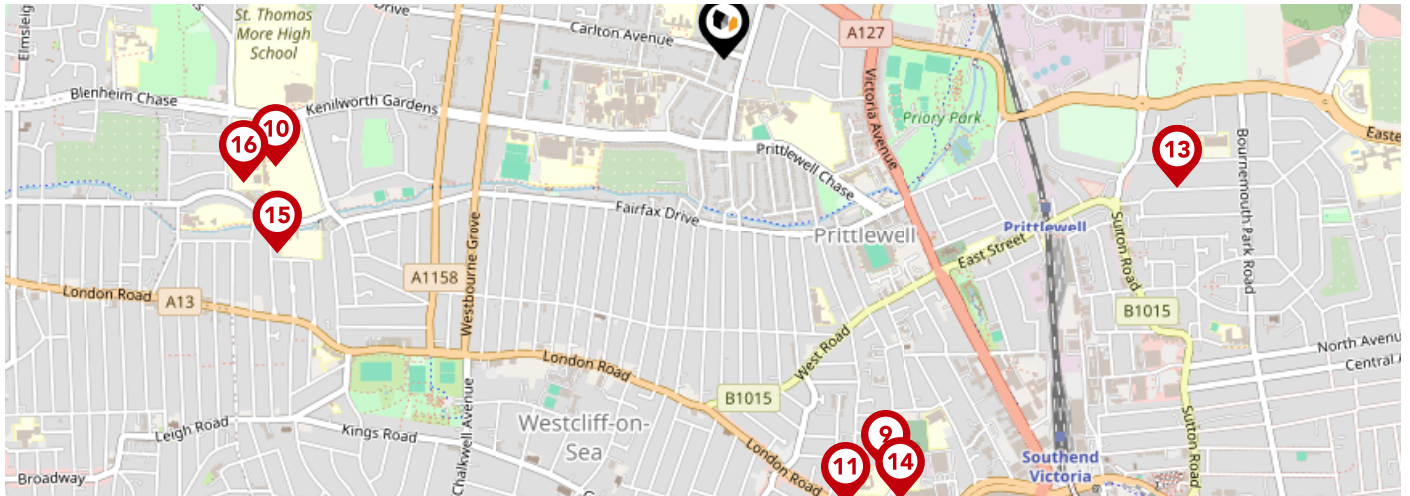
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1112719 - Prittlewell Priory	Grade I	0.5 miles
	1168708 - Old Crowstone	Grade II	0.5 miles
	1112683 - 255, Victoria Avenue	Grade II	0.7 miles
	1168789 - 269-275, Victoria Avenue	Grade II	0.7 miles
	1322353 - Church Of St Mary	Grade I	0.7 miles
	1112712 - 60, East Street	Grade II	0.8 miles
	1306912 - 30, East Street	Grade II	0.8 miles
	1264565 - 62, Clatterfield Gardens	Grade II	0.9 miles
	1236551 - The White Hall	Grade II	0.9 miles
	1444573 - Sutton Road Cemetery War Memorial	Grade II	1.0 miles



		Nursery	Primary	Secondary	College	Private
1	Earls Hall Primary School Ofsted Rating: Good Pupils: 637 Distance:0.05	☐	☒	☐	☐	☐
2	Southend High School for Boys Ofsted Rating: Outstanding Pupils: 1340 Distance:0.21	☐	☐	☒	☐	☐
3	Prince Avenue Academy and Nursery Ofsted Rating: Good Pupils: 498 Distance:0.29	☐	☒	☐	☐	☐
4	Chase High School Ofsted Rating: Good Pupils: 1318 Distance:0.33	☐	☐	☒	☐	☐
5	Lancaster School Ofsted Rating: Good Pupils: 131 Distance:0.33	☐	☐	☒	☐	☐
6	Westborough Academy Ofsted Rating: Good Pupils: 461 Distance:0.58	☐	☒	☐	☐	☐
7	Southend YMCA Community School Ofsted Rating: Good Pupils: 18 Distance:0.84	☐	☐	☒	☐	☐
8	St Thomas More High School Ofsted Rating: Good Pupils: 1231 Distance:0.99	☐	☐	☒	☐	☐

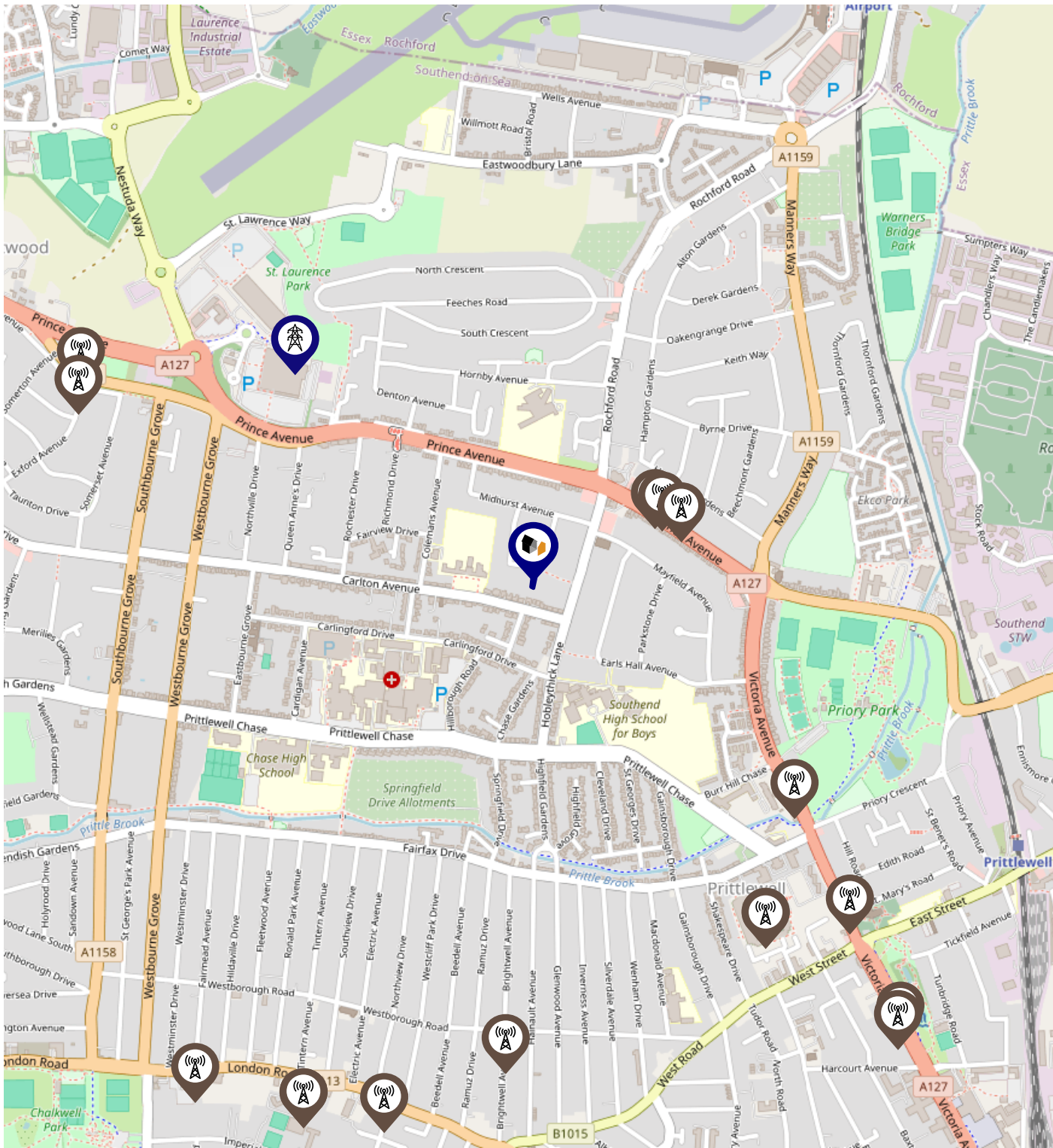


		Nursery	Primary	Secondary	College	Private
	Beis Chinuch Lebonos Westcliff Ofsted Rating: Not Rated Pupils: 106 Distance:1.03	☐	☒	☐	☐	☐
	Westcliff High School for Boys Academy Ofsted Rating: Outstanding Pupils: 1281 Distance:1.06	☐	☐	☒	☐	☐
	Milton Hall Primary School and Nursery Ofsted Rating: Good Pupils: 709 Distance:1.07	☐	☒	☐	☐	☐
	Sutton House Academy Ofsted Rating: Good Pupils: 75 Distance:1.09	☐	☐	☒	☐	☐
	Victory Park Academy Ofsted Rating: Good Pupils: 62 Distance:1.09	☐	☐	☒	☐	☐
	St Helen's Catholic Primary School Ofsted Rating: Good Pupils: 421 Distance:1.1	☐	☒	☐	☐	☐
	Our Lady of Lourdes Catholic Primary School Ofsted Rating: Good Pupils: 446 Distance:1.12	☐	☒	☐	☐	☐
	Westcliff High School for Girls Ofsted Rating: Outstanding Pupils: 1300 Distance:1.14	☐	☐	☒	☐	☐

Local Area

Masts & Pylons

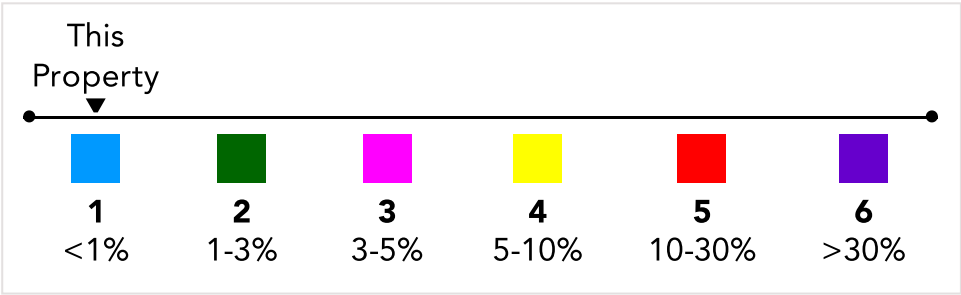
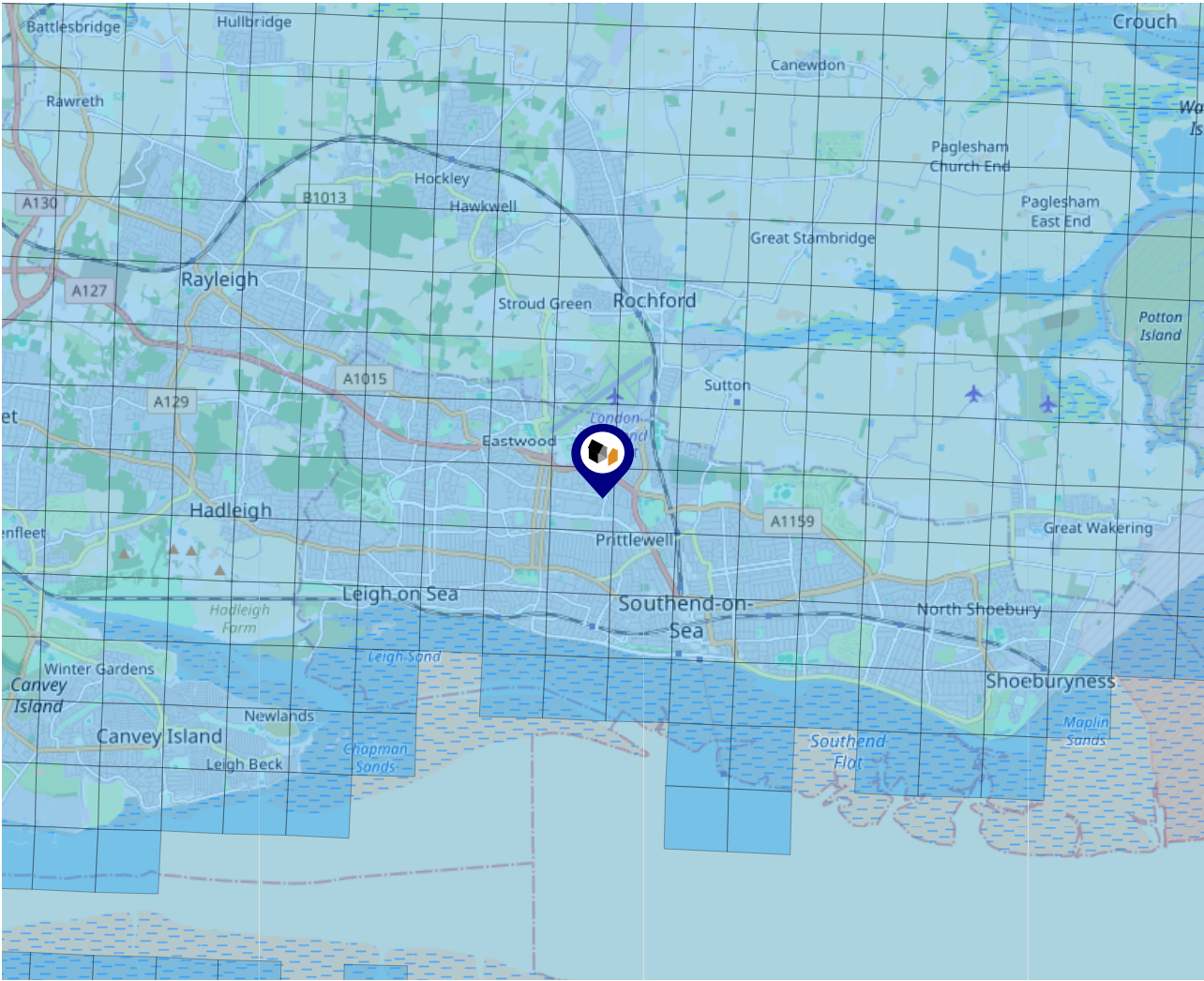
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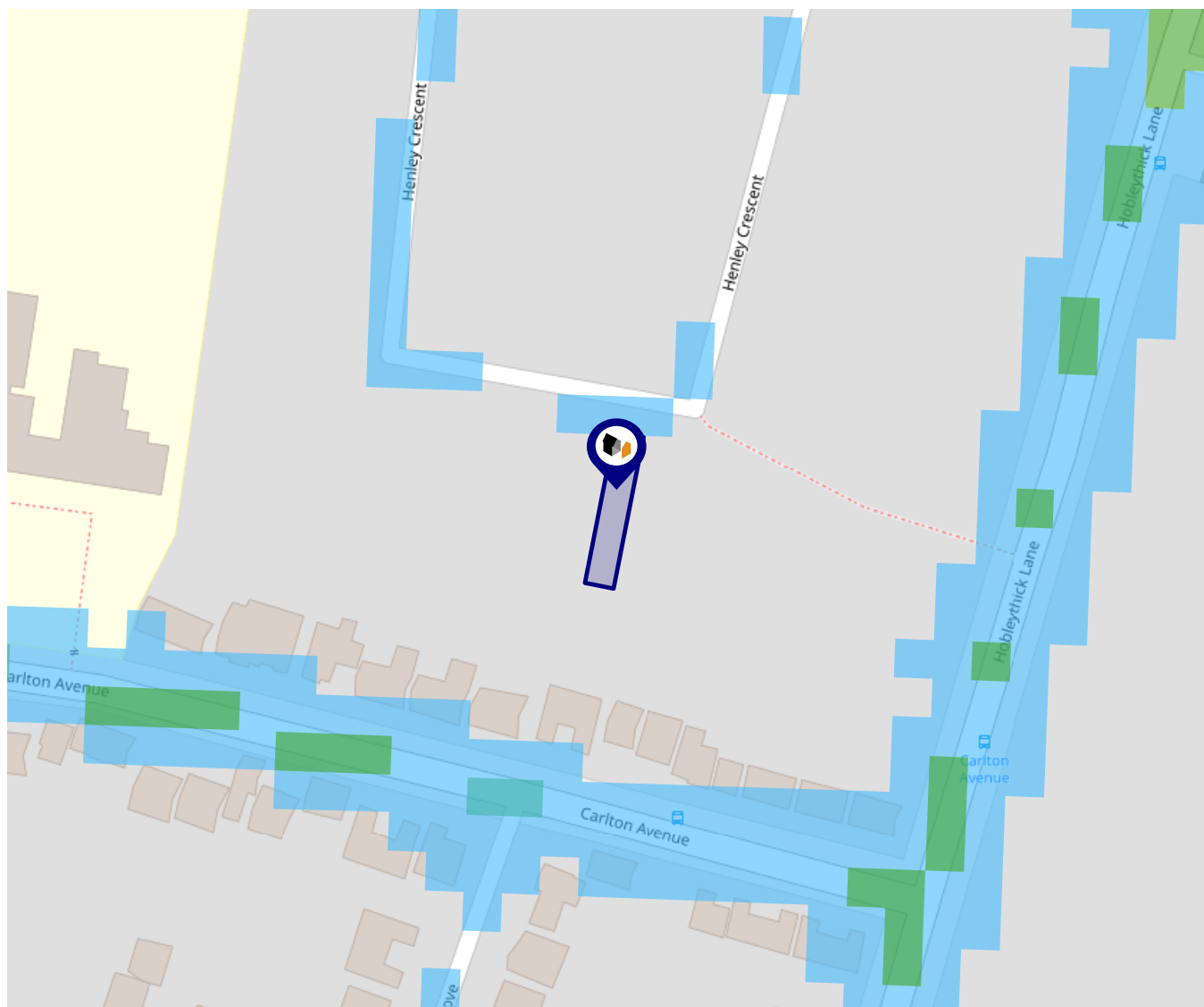


- Key:**
-  Power Pylons
 -  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



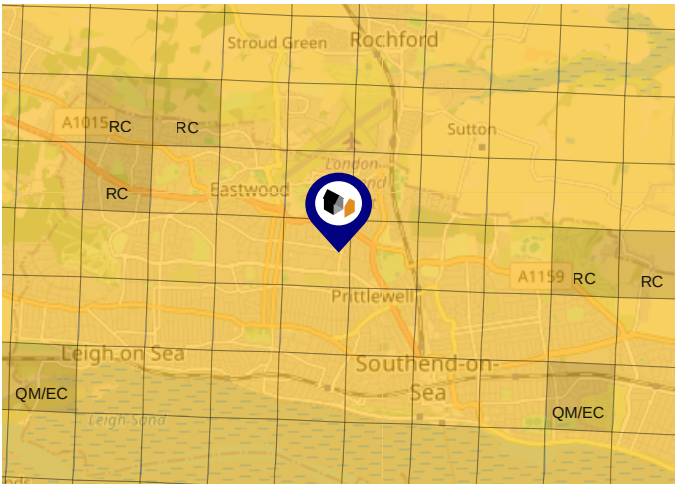


The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

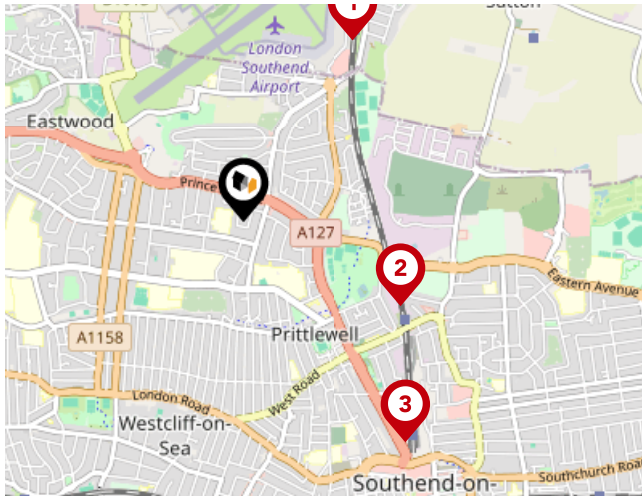
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



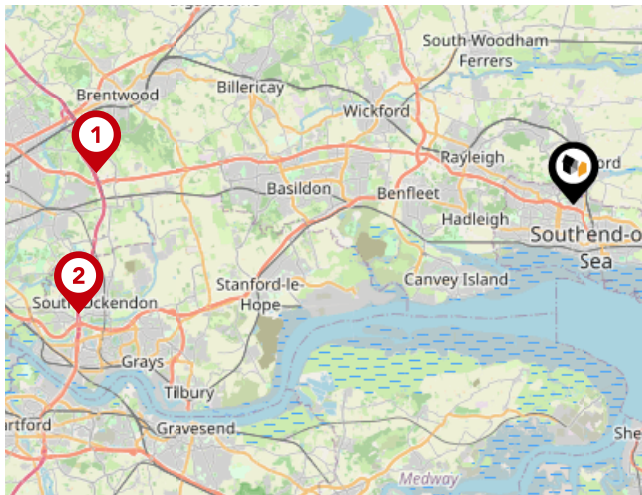
Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess



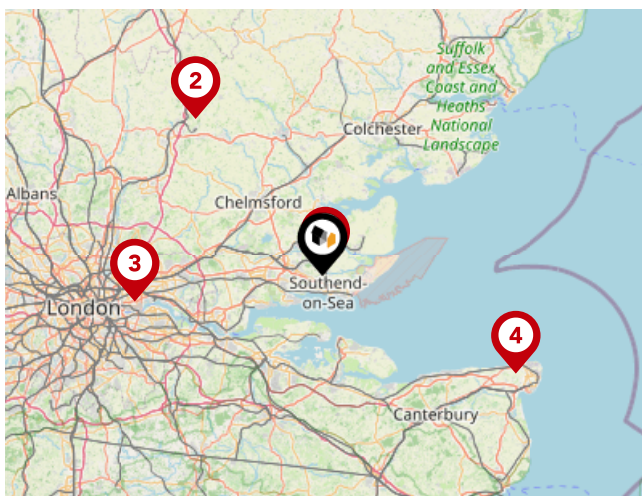
National Rail Stations

Pin	Name	Distance
1	Southend Airport Rail Station	0.97 miles
2	Prittlewell Rail Station	0.82 miles
3	Southend Victoria Rail Station	1.26 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M25 J29	17.61 miles
2	M25 J30	18.72 miles



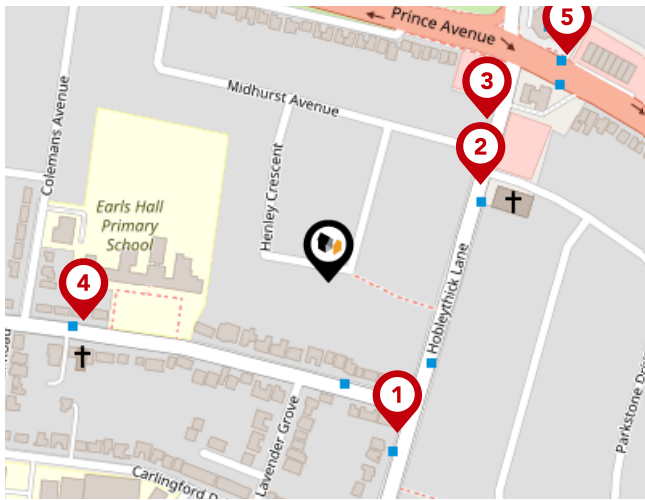
Airports/Helipads

Pin	Name	Distance
1	Southend-on-Sea	0.95 miles
2	Stansted Airport	29.63 miles
3	London City Airport	27.93 miles
4	Manston	32.14 miles

Area

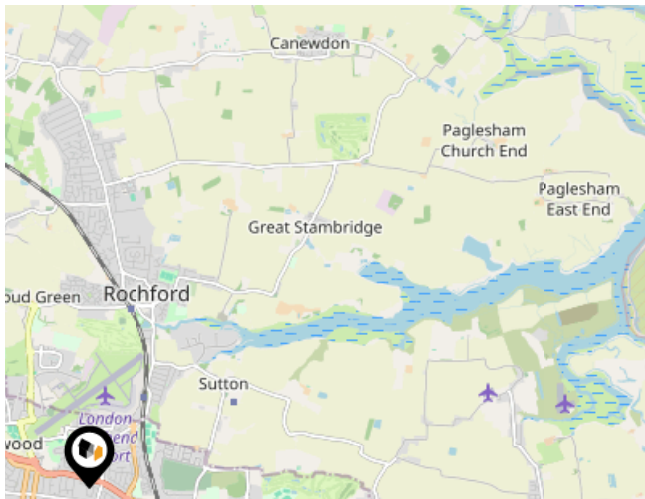
Transport (Local)

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Bus Stops/Stations

Pin	Name	Distance
1	Carlton Avenue	0.1 miles
2	The Bell Southside	0.1 miles
3	The Bell Southside	0.13 miles
4	Southend Hospital North	0.14 miles
5	Rochford Road	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Wallasea Island Ferry Landing	6.29 miles

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Alex Somers eXp

With over 35 years' experience across every corner of the property industry – from corporate agencies to independent and hybrid models, I bring deep market knowledge gained at every level, from negotiator to director.

I offer a truly personal service built on trust, transparency, and care. You deal directly with me throughout the entire process, from initial valuation to completion, ensuring clear communication and consistent support.

My decades of hands-on experience allow me to give honest advice and achieve the best possible results. I've also built a trusted network of solicitors, mortgage brokers, developers, and local professionals, giving my clients a real advantage.

For me, property is about people, not just transactions, helping you move confidently into your next chapter. By your side from start to sold.

Alex Somers eXp

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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