



FOR SALE

**Seaforth Road,
Westcliff-On-Sea, SS0 7SJ**

Offers Over £450,000 Leasehold Council Tax Band - D

3  1  1  968.75 sq ft

- Spacious Three Bedroom Second Floor Seafront Apartment With No Onward Chain
- Fully Renovated By The Current Owner Within The Last Five Years
- Lounge/Diner With Folding Doors Opening Onto The Balcony
- Impressive Main Double Bedroom With Direct Balcony Access
- Two Further Double Bedrooms With Excellent Built-In Storage
- Modern Kitchen With Breakfast Bar And Clever Built-In Seating Bench
- Fully Tiled Bathroom With Bath, Shower And Separate W/C
- Private Garage With Electric & Remote-Controlled Door
- Secure Gated Residents' Parking, Camera Entry And Ornate Lift Access
- Moments From The Seafront, Westcliff Station, Parks And Local Amenities

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

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Description

Beautifully renovated within the last five years and being sold with no onward chain, this generous three-bedroom second floor apartment has been shaped around light, space and the sea. Folding doors draw the lounge onto the balcony, while the main bedroom enjoys its own balcony access and calming views. Two additional double bedrooms with built in storage, an attractive kitchen and versatile utility space make everyday living feel effortless.

Argyll House brings character and convenience together in a distinctive seafront setting. An ornate lift serves the building, while secure camera entry adds reassurance. Outside, a private garage with remote-controlled door sits within the gated residents' car park, where additional communal parking is available on a first come, first served basis.

Set moments from Westcliff's seafront, the apartment places coastal walks, cafés, restaurants and everyday amenities within easy reach. Westcliff Station offers direct c2c services towards London Fenchurch Street, while Hamlet Court Road, Southend Cliff Gardens and Chalkwell Park add shopping, green space and leisure to an already enviable coastal lifestyle.





Measurements

Lounge
3.58m x 4.63m (11'8" x 15'2")
Kitchen
3.22m > 2.55m x 3.05m (10'6" > 8'4" x 10'0")
Utility Space
0.98m x 1.99m (3'2" x 6'6")
Bedroom 1
5.07m x 3.97m (16'7" x 13'0")
Bedroom 2
4.71m x 3.80m (15'5" x 12'5")
Bedroom 3
3.79m x 2.47m (12'5" x 8'1")
Bathroom
1.92m x 2.40m (6'3" x 7'10")
W/C
1.49m x 0.85m (4'10" x 2'9")

Interior

A wonderful sense of space greets you from the moment you step inside this beautifully presented three-bedroom apartment. Positioned on the second floor, the home begins with a wide and welcoming hallway, providing a natural flow to each of the rooms beyond. The lounge is a particularly inviting space, currently arranged to accommodate both relaxing and dining. Folding doors open directly onto the balcony, allowing the room to connect effortlessly with its coastal surroundings. Open up the space on a warm day and let the sea breeze drift through the apartment, or step outside with a morning coffee and watch the ever-changing skies and ships moving across the water. It is a view that becomes part of everyday life rather than something reserved for weekends away. Thoughtfully designed for practicality, the kitchen is finished with white cabinetry and natural wood-toned work surfaces, creating a light and timeless feel. An integrated hob and oven, as well as integrated fridge and freezer keep the finish streamlined, while the cleverly incorporated breakfast bar and seating bench create an informal place for everything from a quick breakfast to conversation over a glass of wine. Just beyond, a separate utility area helps keep the practicalities of daily life neatly tucked away and includes an additional storage cupboard. The first bedroom is impressively proportioned, providing generous room for wardrobes and furniture without compromising its feeling of openness. Its greatest luxury, however, is direct access onto the balcony, as well as being able to wake in the morning and begin the day with peaceful views across the water, right from your bedroom window. The second bedroom is another generous double, complemented by two built-in wardrobe cupboards and a partial sea view, while the third is equally versatile. Currently arranged as a home office, it could just as comfortably become a child's bedroom, guest room or dedicated hobby space. Completing the accommodation is a bright, neutrally finished and fully tiled bathroom, fitted with both a bath and separate shower enclosure alongside a hand basin set within a useful vanity unit. A separate W/C sits conveniently adjacent. Having undergone a complete renovation by the current owner within the last five years, the apartment offers a home that feels considered, comfortable and ready to be enjoyed.

Exterior

Argyll House has a character all of its own, its distinctive Art Deco architecture giving the building an unmistakable presence beside the Westcliff seafront. Inside, one of its most charming features is the ornate lift serving the floors; still in operation after many years, it provides a wonderful reminder of the building's history while remaining an invaluable everyday convenience. A west facing balcony allows sun to track beautifully from the kitchen and bathroom in the morning, round to the lounge and balcony for golden afternoons and radiant sunsets that make reaching for the camera irresistible. Practicality has been carefully considered too. The apartment benefits from its own private garage, complete with electricity and a remote-controlled door, with enough space to securely park a car away from the elements. The garage is positioned within a private gated residents' car park, where further communal parking is available on a first come, first served basis. A secure camera entry system adds another reassuring touch, enabling residents to see and grant access to visitors without leaving the apartment, also available remotely via a mobile phone app. Together, the private garage, gated parking, lift and secure entrance create a particularly convenient arrangement, while the building and attractive grounds itself retains the charm and individuality that makes Argyll House such a recognisable part of the local seafront.

Location

Positioned directly beside Westcliff's coastline, Argyll House offers the kind of setting where the sea becomes part of everyday life. The beach and promenade are effectively on the doorstep, making spontaneous evening walks, quiet mornings beside the water and leisurely weekends along the coast wonderfully easy. The Cliffs Pavilion and picturesque Southend Cliff Gardens are also within the wider seafront area, the latter offering landscaped gardens alongside sweeping Thames Estuary views. For everyday amenities, Hamlet Court Road provides a popular collection of independent shops, retailers, cafés and local services, while nearby Shorefield Road offers established dining that many locals speak highly of. Westcliff Station is conveniently positioned for commuters, with direct c2c services towards London Fenchurch Street, creating an excellent connection between life beside the sea and the City. For further green space, Chalkwell Park is nearby, offering ornamental gardens, sports facilities, children's play areas and a café. It is a location that manages to feel relaxed and coastal while keeping transport, shopping, dining and recreation comfortably accessible.

Tenure

Leasehold

Lease years remaining: 969

Annual service charge: £2060.00 + an additional sink fund payment.

Annual ground rent: £0





SECOND 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 ₂) 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: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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