



FOR SALE

**Ramuz Drive,
Westcliff-On-Sea SS0 9JA**

Guide Price £210,000 Leasehold Council Tax Band - A

2  1  1  731.95 sq ft

- Spacious First Floor Two Bedroom Apartment
- Lounge With Bay Window And Fireplace
- Modern Shaker Style Kitchen With Integrated Appliances
- Direct Kitchen Access Down Into Private Garden
- Bathroom With Bath, Shower & Hand Basin Plus A Separate W/C
- Private Fenced Rear Garden With Artificial Lawn And Flower Beds
- Short Drive To Westcliff Station For Commuters
- Close By To Chalkwell Park & Priory Park
- Walking Distance To London Road Amenities
- Short Drive To The Seafront For Summer Days Out

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

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Description

A charming first floor apartment with a layout that feels both generous and versatile, this home offers far more than first impressions suggest. The bay-fronted lounge, fitted cabinetry, fireplace and stylish modern shaker kitchen create a warm, characterful setting, while two bedrooms and well-arranged bathroom facilities make it ideal for first-time buyers, or young families.

The private rear garden is a standout feature, giving this apartment a rare and highly desirable outdoor dimension. With direct steps from the kitchen to a gravelled seating area, an artificial lawn beyond and flower beds to either side, it offers a peaceful space for relaxing, all within a secure fenced setting.

Positioned in a convenient Westcliff-on-Sea setting, the property places shops, schools, parks, transport links and the seafront within easy reach. London Road amenities, Westcliff Station, Chalkwell Park, Priory Park and the coastline all contribute to a lifestyle that blends practicality with leisure.

Guide Price: £210,000 - £230,000

Measurements

Lounge
5.04m x 4.28m (16'6" x 14'0")
Kitchen
2.90m x 3.46m (9'6" x 11'4")
Bedroom 1
3.82m x 4.05m at widest points (12'6" x 13'3" at widest points)
Bedroom 2
2.94m x 1.82m (9'7" x 5'11")
Bathroom
2.14m x 2.31m (7'0" x 7'6")
W/C
0.81m x 2.01m (2'7" x 6'7")

Interior

Set on the first floor, this two bedroom apartment offers a wonderfully spacious interior. The lounge is a particularly inviting space, enhanced by built-in cabinetry and shelving, a feature fireplace and a beautiful bay window that draws in natural light and creates an elegant focal point. The kitchen, fitted only a couple of years ago, brings a fresh and timeless feel with its shaker-style units, integrated appliances and smart, considered finish. A rare and appealing feature is the direct access from the kitchen, with steps leading down into the private rear garden, making the space feel connected and easy to enjoy. The main bedroom is a comfortable double, while the second bedroom is currently arranged as a home office, demonstrating the apartment's flexibility. It would also make an excellent nursery or child's bedroom. The bathroom is fitted with a bath, shower and hand basin, with a separate W/C conveniently positioned adjacent.

Exterior

Outside, the property enjoys a private, fenced rear garden; Stairs lead directly from the kitchen down onto a gravelled area before continuing towards an artificial lawned area framed by flower beds on either side. The garden has a pleasant, enclosed feel. A gate at the bottom provides useful access around to the side of the building. To the front, the property is approached via a shared entrance door, with a further internal entrance and stairs up into the flat itself.

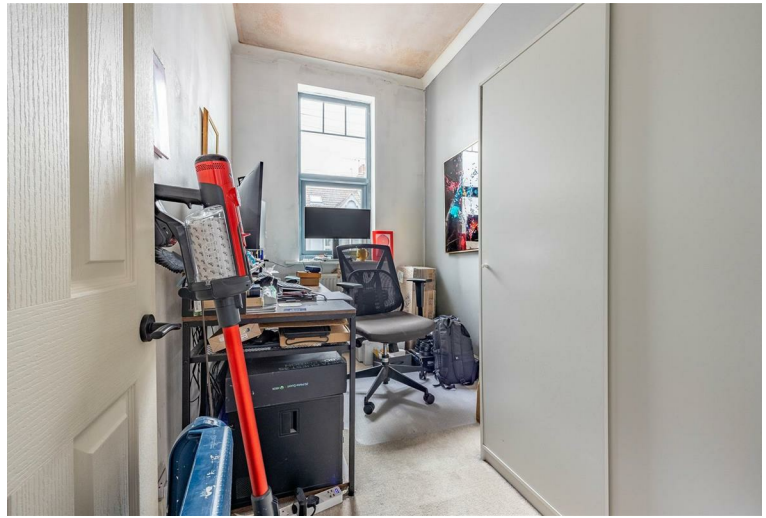
Location

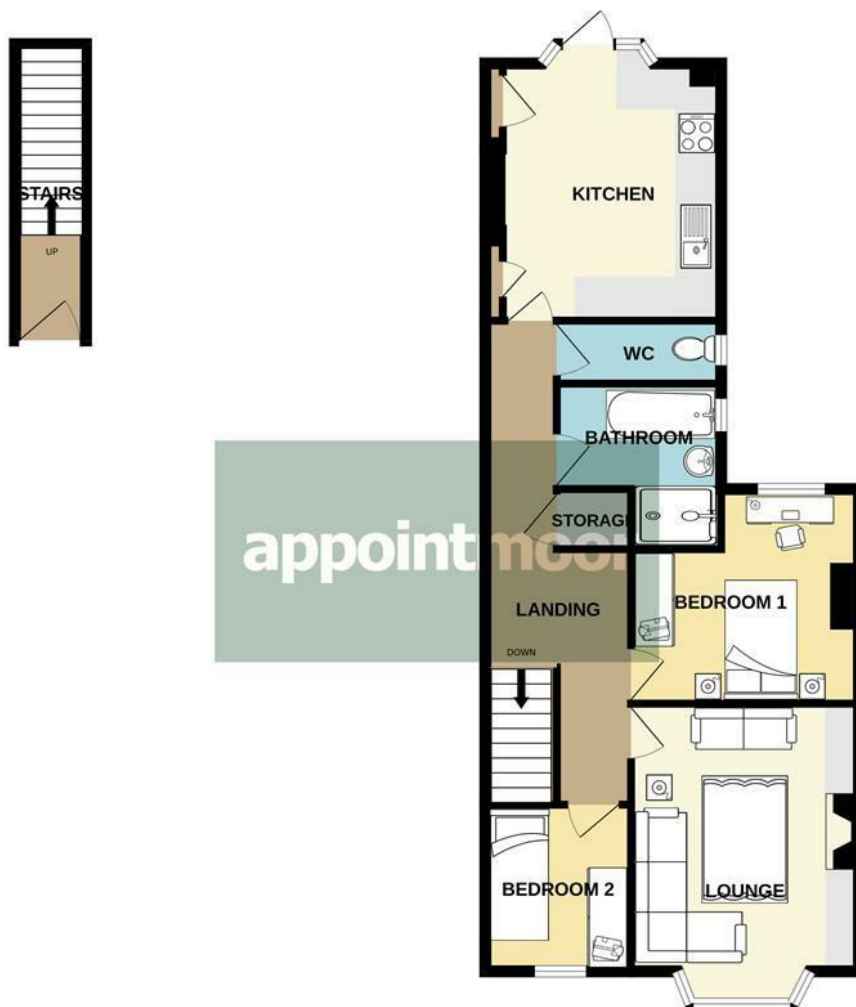
Ramuz Drive is well placed within Westcliff-on-Sea, offering convenient access to London Road amenities, local shops, cafés and restaurants, as well as the wider attractions, The Palace Theatre and Cliffs Pavilion for entertaining shows and the seafront amusements for fun times out on a summer's day. Westcliff Station provides c2c services towards London Fenchurch Street. The property is also well positioned for green spaces and coastal living, with Chalkwell Park and Priory Park both accessible nearby. Southend Hospital is also conveniently placed for those working locally or needing regular access. Families are served by a strong selection of local schooling, including The Westborough School and Chase High School.

Tenure

Leasehold
Years remaining: 149
Annual service charge: £90.00
Annual ground rent: £100.00







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	

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