



FOR SALE

**Genesta Road,
Westcliff-On-Sea, SS0 8DA**

Guide Price £170,000 Leasehold Council Tax Band - A

1  1  1  495.14 sq ft

- One Bedroom First Floor Flat
- Recently Renovated Throughout
- Excellent First Time Buyer Opportunity
- Spacious And Sociable Lounge/Dining Room
- Statement Green Fitted Kitchen Cabinetry With Integrated Appliances
- Bedroom With Two Rear Aspect Windows & Space For Wardrobes
- Contemporary Walk-In Shower With Modern Black Fixtures
- Shared Fenced And Gated Rear Garden With One Other Resident
- Walking Distance To Westcliff Train Station For Commuters
- Walking Distance To Seafront & Chalkwell Park

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

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Description

*** GUIDE PRICE £170,000 - £190,000 ***

Stylish, welcoming and ready to enjoy from day one, this lovingly renovated home makes an excellent first step onto the property ladder. Natural-toned herringbone flooring, a characterful ornamental fireplace and a statement green kitchen create an interior with genuine personality, while the contemporary walk-in shower room provides a beautifully finished final touch.

A shared garden measuring approximately 8.19m x 7.18m gives the property valuable outside space rarely taken for granted with apartment living. Shared with just one other flat, the fenced and gated garden is currently a blank canvas, offering exciting potential to introduce seating, planting and a relaxing outdoor area to enjoy throughout the warmer months.

Perfectly placed for enjoying Westcliff's lifestyle, the home brings together commuter convenience and coastal living. Westcliff station is within easy walking distance, with direct c2c services towards London Fenchurch Street, while Hamlet Court Road, Chalkwell Park, Priory Park and the seafront are all readily accessible.

Measurements

- Lounge
3.71m x 4.34m (12'2" x 14'2")
- Kitchen
2.28m x 3.05m (7'5" x 10'0") at widest points
- Bedroom
2.76m x 3.92m (9'0" x 12'10") at widest points
- Shower Room
2.11m x 1.39m > 1.10m (6'11" x 4'6" > 3'7")
- Communal Garden
8.19m x 7.18m (26'10" x 23'6")

Interior

Lovingly transformed by the current owner, this beautifully presented one-bedroom home offers the kind of finish that allows you to simply move in, unpack and enjoy. An especially appealing opportunity for a first-time buyer, the interior has been thoughtfully renovated to balance contemporary style with warmth and character. The lounge/diner immediately sets the tone, offering comfortable space to create distinct areas for relaxing and dining. An ornamental fireplace introduces a traditional focal point, while beautiful natural-toned herringbone flooring gives the room a sophisticated finish and continues seamlessly into the kitchen, helping the two spaces feel thoughtfully connected. In the kitchen, gorgeous green cabinetry brings depth and personality to the room, complemented by patterned splashback tiling, pairing the space wonderfully. Base and wall units provide useful storage, while an integrated oven and hob and an integrated washing machine help preserve the kitchen's clean, streamlined appearance. Beyond the kitchen, the bedroom provides space for wardrobe furniture and benefits from two windows overlooking the rear aspect of the property. Completing the accommodation is a contemporary shower room, where marble-effect wall panelling surrounds a generous walk-in shower with contrasting black fittings. A hand basin set within a vanity unit provides valuable concealed storage and a W/C.

Exterior

Outdoor space adds another dimension to the home, with one other resident of the building sharing with yourself a fenced and gated garden measuring approximately 8.19m x 7.18m. Currently a blank canvas, the garden provides plenty of scope for residents to introduce their own personality, perhaps with outdoor seating, planting and pots to create an inviting place to enjoy warmer days. With

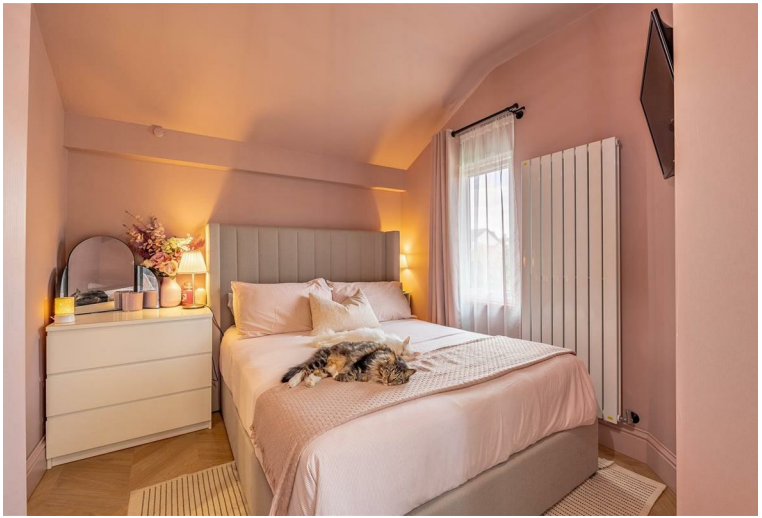
only two flats sharing the space, it offers a welcome outdoor extension to apartment living. On-street parking can be found outside the property on Genesta Road and neighbouring residential streets, adding further practicality for those travelling by car. You access the property via a communal front door and ascend a staircase to the flat's front door on the right.

Location

Genesta Road occupies an especially convenient position in Westcliff-on-Sea, combining everyday amenities, excellent commuter connections and access to the coast. Hamlet Court Road shopping is within easy reach, known for its independent shops, specialist retailers and local services, while London Road provides a further selection of everyday amenities. Westcliff railway station is within easy walking distance, making the property particularly appealing to commuters. From here, c2c operates direct services towards London Fenchurch Street. For time outdoors, the beautifully landscaped Chalkwell Park is easily accessible, offering ornamental gardens, sports facilities and a café, while Priory Park provides another extensive green space with formal gardens, sports facilities and the historic Prittlewell Priory. The location also places Westcliff's seafront within walking distance, opening up opportunities for morning walks beside the Thames Estuary, summer evenings by the water and easy access towards the attractions and leisure amenities found along the coastline.

Tenure

- Leasehold
- Lease Years Remaining: 147
- Annual Ground Rent: £100
- Annual Service Charge: £0





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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