



FOR SALE

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

Asking Price £305,000 Freehold Council Tax Band - B

3  1  2  818.00 sq ft

- Three Bedroom Terraced House
- Two Reception Rooms
- Approx 50ft Rear Garden
- Kitchen Diner To The Rear Of The Property
- In Need Of Modernisation
- Three Piece Bathroom Suite
- No Onward Chain
- Close To Chalkwell Park
- Short Drive To Southend City And Leigh-On-Sea
- Local Shops Nearby

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

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Description

****NO ONWARD CHAIN****

Situated in a popular area of Westcliff-On-Sea, this terraced house on Ramuz Drive offers three bedrooms and two reception rooms.

With three well-proportioned bedrooms, this property is ideal for families and there is a possibility to extend into the loft with correct planning if you need that extra space.

The property is in need of modernisation, but has the foundations to bring it back to being a really nice family home.

Within only a short walk to Chalkwell park, local shops and a few minute car journey to Southend City, Seafront and Leigh-On-Sea, this property is in a very good central location.

Measurements

7'9" x 6'5" (2.37 x 1.97)

Hallway - 14'10 x 5'4 (4.54m x 1.65m)

Lounge - 15'2 x 11'0 (4.64m x 3.37m)

Kitchen/Diner - 16'11 x 13'3 (5.16m x 4.05m)

Bedroom 1 - 15'0 x 10'2 (4.58m x 3.10m)

Bedroom 2 - 13'0 x 10'2 (3.98m x 3.12m)

Bedroom 3 - 8'2 x 6'5 (2.49m x 1.97m)

Bathroom - 7'9 x 6'5 (2.37m x 1.97m)

Interior

The ground floor provides a large lounge to the front aspect with double glazed bay window, hallway with stairs leading to the first floor and storage cupboard under and kitchen/diner positioned to the rear of the property with double glazed window and French doors leading to the rear garden. The kitchen has matching wall and base units with built in oven and hob.

The first floor offers two double bedrooms and one single bedroom with three piece family bathroom. There is a loft hatch on the landing and double glazing throughout.

Exterior

The rear garden commences with a wooden decked area in need of fixing, with the remainder laid to lawn and fence to all boundaries. To the front of the property, there is a low level brick built wall, slabbed footpath leading to the front door and shingled area.

Location

Situated on Ramuz Drive in Westcliff-on-Sea, providing very good transport links nearby which include bus routes and Westcliff Train Station, while local parks, amenities, London Road and the A127 are all easily accessible, making this an ideal and well connected location.

School Catchments

The Westborough School

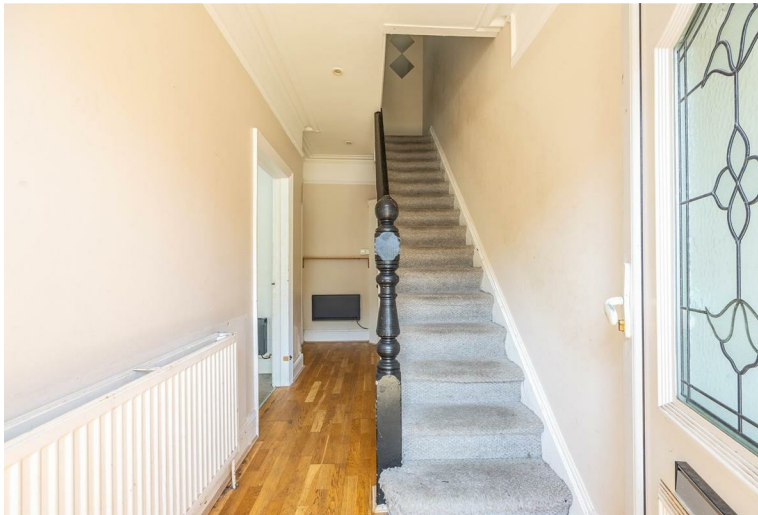
Chase High School

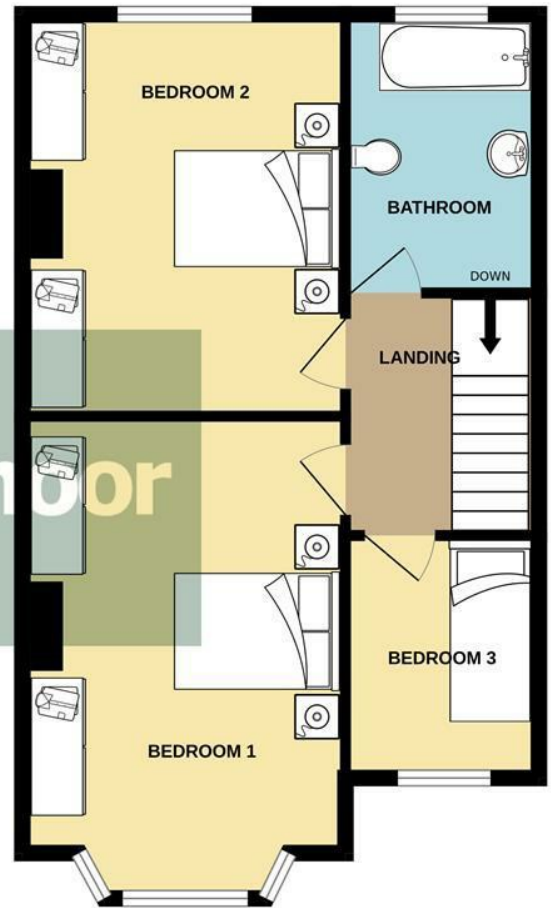
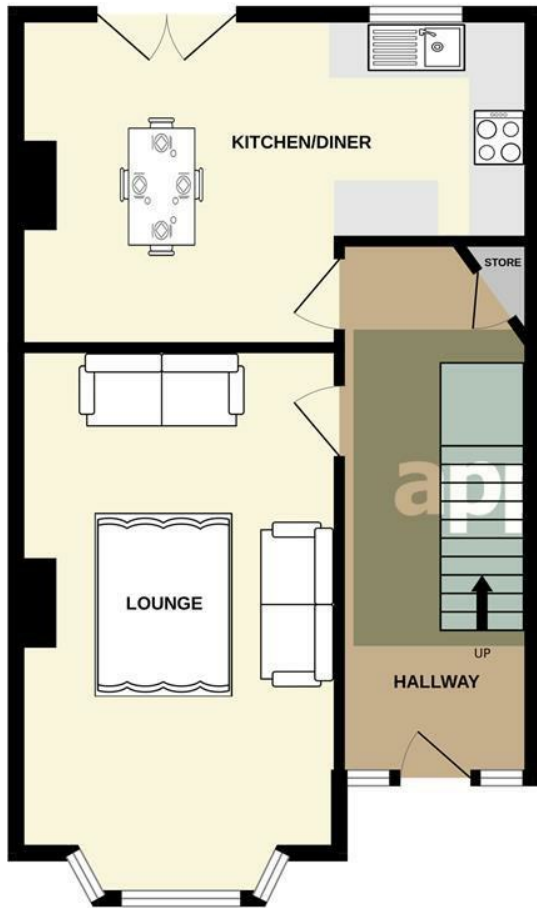
Tenure

Freehold

Disclaimer

Please note that none of the Service/Appliances have been tested and will not be tested.





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	75

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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