



**WESTMINSTER DRIVE**  
**WESTCLIFF-ON-SEA, SS0 9SJ**

**GUIDE PRICE £260,000**  
**LEASEHOLD**

\* £260,000 - £275,000 \* Beautifully presented three bedroom first floor apartment boasting a newly extended 173 year lease and a private entrance. Perfectly positioned on the borders of Westcliff and Chalkwell for access to travel links into Central London, Chalkwell Park and the seafront.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# WESTMINSTER DRIVE

- Three bedroom apartment
- Beautifully presented interiors throughout
- Newly extended 173 year lease
- Peppercorn ground rent
- Private entrance with own front door
- Sizeable main bedroom
- Stylish kitchen and bathroom
- Fantastic location on doorstep of Chalkwell Park
- Easy access to travel links into Central London
- Incredible first time purchase



Discover this exceptionally appealing three-bedroom split-level maisonette, occupying the first and second floors of a charming, characterful period building on the highly sought-after Westminster Drive in Westcliff. Boasting its own private front door, this stylish home offers the perfect blend of space, contemporary living, and unbeatable location – an ideal first-time purchase.

Entering on the first floor, you are welcomed into a generous and bright lounge – the perfect space for relaxing or entertaining. The first floor also boasts a sleek, stylish kitchen with modern finishes, ideal for whipping up meals with ease. The well-presented bathroom serves the floor beautifully, while a good-sized double bedroom, a comfortable single bedroom, and excellent built-in storage complete this level.

A staircase leads up to the second floor, where a large main bedroom awaits, complete with additional storage – offering a peaceful retreat with plenty of room to personalise.

Westminster Drive is one of Westcliff's most popular residential addresses, and this home sits in an enviable spot. Enjoy beautiful walks in nearby Chalkwell Park and the vibrant Southend seafront, with the benefit of superb transport links for effortless commuting to central London. Everything

you could possibly need is on your doorstep – from the bustling shops, cafés, and amenities of Leigh Broadway and Hamlet Court Road, to excellent schools and recreational facilities. This really is a lifestyle location.

A superbly presented, versatile home in a prime position – ready for you to move in and enjoy. Don't miss out on this fantastic opportunity!

Perfect for first-time buyers looking for space, style, and superb connectivity in one of Southend's most desirable areas.

**Three bedroom flat**

**Private entrance**

**Stairs to first floor**

**Hallway**

**Lounge 15'3 x 10'9**

**Kitchen 9'2 x 8'7**

**Bedroom two 12'9 x 9'8**

**Bedroom three 7'5 x 7'4**

**Stairs to second floor**

**Bedroom one 13'11 x 10'6**

# WESTMINSTER DRIVE





## WESTMINSTER DRIVE

### ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

RP & C Estate Agents  
 15 Nelson Street  
 Southend On Sea  
 SS1 1EF

01702 844984  
 info@rpcestateagents.co.uk  
 www.rpcestateagents.co.uk

**RP & C.**  
 RICKY, PLANT & CHEN-PORTER