



FOR SALE

**Finchley Road,
Westcliff-On-Sea SS0 8AD**

Asking Price £190,000 Leasehold Council Tax Band - B

2  1  1  764.20 sq ft

- Ground Floor Flat
- Two Double Bedrooms
- Large Lounge
- Off Street Parking
- No Onward Chain
- Low Lease
- Communal Garden Area
- Close To Local Shops And Schools
- Walking Distance To Mainline Station

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

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Description

****CASH BUYERS DUE TO LOW LEASE****

This two double bedroom ground floor flat has become available to purchase with no onward chain.

Ideal for investors, this property boasts plenty of internal space with a spacious lounge, two double bedrooms, kitchen and wet room. There is a communal garden area to the rear of the property and allocated parking space to the front.

Call to arrange a viewing.

Measurements

Lounge - 14'7 x 16'4 (4.45m x 4.99m)

Bedroom 2 - 10'4 x 11'3 (3.16m x 3.44m)

Wet Room - 9'8 x 6'8 (2.96m x 2.04m)

Kitchen - 9'9 x 7'8 (2.98m x 2.34m)

Bedroom 1 - 13'6 x 12'6 (4.12m x 3.82m)

Interior

The property is situated on the ground floor with access via a communal door and the flat can be found on the right hand side of the hallway. The internal hallway leads straight to the lounge which is situated at the front of the building with a large double glazed bay window. As you move down the hallway, you will come across the second bedroom which is a good double sized room with a double glazed window looking out to the rear garden. The wet room offers plenty of space to shower and has a low level w/c and wash hand basin. The kitchen is fitted with matching wall and base units with roll edge work surface and inset sink and drainer and space for appliances. Bedroom 1 is positioned at the rear of the property with double glazed French doors leading to the rear garden area.

Exterior

There is an allocated off street parking space to the front and a communal garden area to the rear of the property.

Location

Finchley Road is well-positioned, offering easy access to local amenities, transport links, and the beautiful coastline of Westcliff-On-Sea. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a ground floor flat.

Tenure

Leasehold

60 years on the lease

Ground Rent - £100.00 pr yr

Insurance - £1,112.27 pr yr

Service charge – £1,300 pr yr (2025 costs)

Agent – Priority

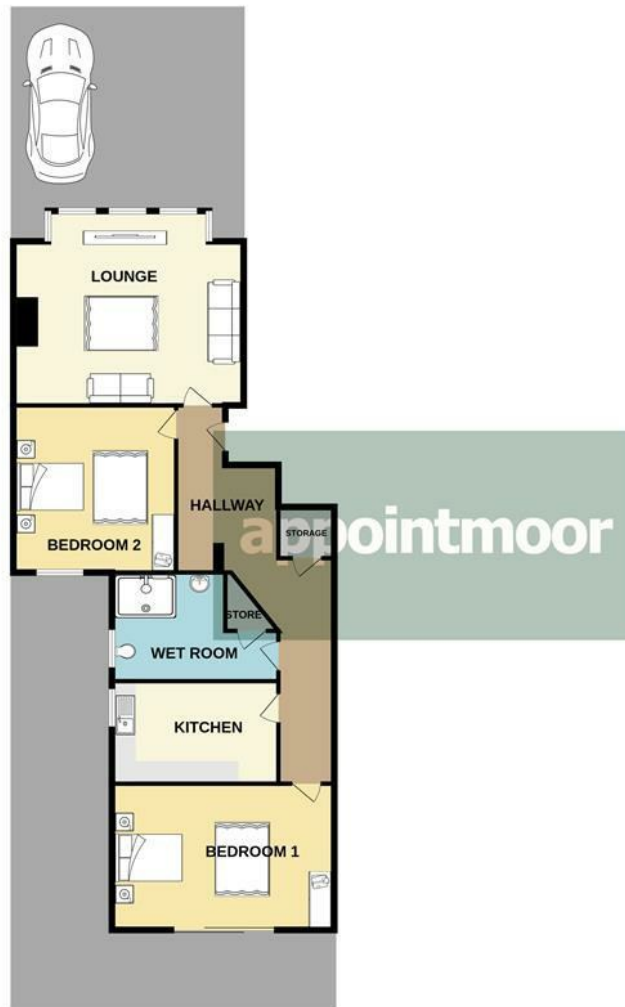
School Catchment

Barons Court Primary School/Milton Hall Primary

School and Nursery

Belfairs Academy





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.
Made with Metropix 5/2025

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 (CO₂) 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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