



# FOR SALE

## Kenway, Southend-On-Sea SS2 5DX

Offers In Excess Of £200,000 Leasehold Council Tax Band - C

2  1  1  764.24 sq ft

- Stylish Ground Floor Apartment In A Modern Development
- Contemporary Style Open Plan Lounge/Kitchen/Diner
- Generous Living Area With Room For Dining And Relaxing
- Two Well Proportioned Double Bedrooms
- Contemporary Bathroom With Rainfall Shower Over Bath
- Allocated Parking Space In Communal Car Park
- Welcoming Entrance Hallway With Useful Storage Cupboard
- Pleasant Grassy Outlooks From The Apartment
- Convenient Southend Location Near Parks And Train Stations
- Short Drive To Seafront For Coastal Days Out

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

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## Description

Beautifully arranged for modern living, this two bedroom ground floor apartment offers a thoughtful layout centred around an impressive open-plan lounge/kitchen/diner that feels both sociable and inviting. Two double bedrooms, including one with built-in wardrobes, combine comfort with practicality, while the welcoming hallway, additional storage cupboard and stylish bathroom create a home that is as functional as it is appealing.

Outside, the property enjoys the benefits of a smart and well-maintained development, complete with an allocated parking space and attractive communal surroundings. Pleasant grassy outlooks add a sense of space and greenery to the setting, while the modern presentation of the communal areas enhances the overall impression, giving the apartment an environment that feels tidy, comfortable and effortlessly convenient.

Set in a well-connected part of Southend-On-Sea, this apartment offers an appealing blend of accessibility and lifestyle. With Southend Victoria and Prittlewell Stations providing rail links to London Liverpool Street, Priory Park nearby for open green space, and the seafront within easy reach for leisure and coastal enjoyment, the location successfully balances everyday convenience with the charm of Southend living.

### Measurements

Kitchen/Lounge/Diner

6.43m x 3.37m x 4.65m x 1.91m at furthest points (6.43m x 3.37m x 4.65m x 1.91m at furthest points)

Hallway

4.43m x 1.20m (14'6" x 3'11")

Bedroom 1

5.35m x 2.70m (17'6" x 8'10")

Bedroom 2

5.35m x 2.05m (17'6" x 6'8")

Bathroom

1.69m x 2.13m (5'6" x 6'11")

### Interior

Upon entering the apartment, you are welcomed by a central hallway guiding you to each room in turn while also offering the practicality of a useful storage cupboard. The heart of the home is undoubtedly the open-plan lounge/kitchen/diner, a well-designed living space that effortlessly brings day-to-day comfort and sociable entertaining together. The kitchen is arranged in an attractive L-shape, fitted with an integrated hob and oven, while also allowing space for a freestanding fridge/freezer. There is room for a dining table and chairs, as well as comfortable sofas, making this a versatile and inviting environment for everything from quiet evenings in to hosting friends. The first bedroom is a generously sized double room, enhanced by built-in wardrobes that provide convenient and streamlined storage. The second bedroom is also a double, offering flexibility for guests, child's bedroom, a home office setup or dressing room if desired. Completing the interior is a stylish bathroom fitted with a bath and overhead rainfall showerhead, along with a W/C and hand basin. Altogether, the apartment offers a balanced and modern layout, ideally suited to contemporary living.

### Exterior

Externally, the property continues to impress with its well-kept surroundings and practical advantages. The apartment benefits from one allocated parking space within the communal car park, located just a short stroll from the block's entrance for added convenience. The building benefits from a secure entry intercom system for added peace of mind. From the windows, there are pleasant grassy outlooks that provide an attractive sense of openness, while also offering a lovely spot to enjoy warmer days and summer sunshine. The internal communal areas themselves are modern in presentation and carefully maintained, reinforcing the smart and welcoming feel of the development as a whole.

### Location

Situated on Kenway in Southend-On-Sea, the property enjoys a convenient position for both everyday amenities and wider travel connections. Southend Victoria and Prittlewell Stations are nearby and provide services to London Liverpool Street, making the location especially appealing for commuters, while the surrounding area also benefits from strong local bus links and access towards the A127 for journeys further afield. The apartment is also well placed for enjoying some of Southend's most attractive outdoor spaces, with Priory Park nearby offering gardens, leisure facilities and green open space, while the famous Southend seafront is also within easy reach for coastal walks, leisure and dining. This combination of connectivity, recreation and convenience makes the setting highly attractive for a wide range of buyers.

### Tenure

Leasehold

Years remaining: 106

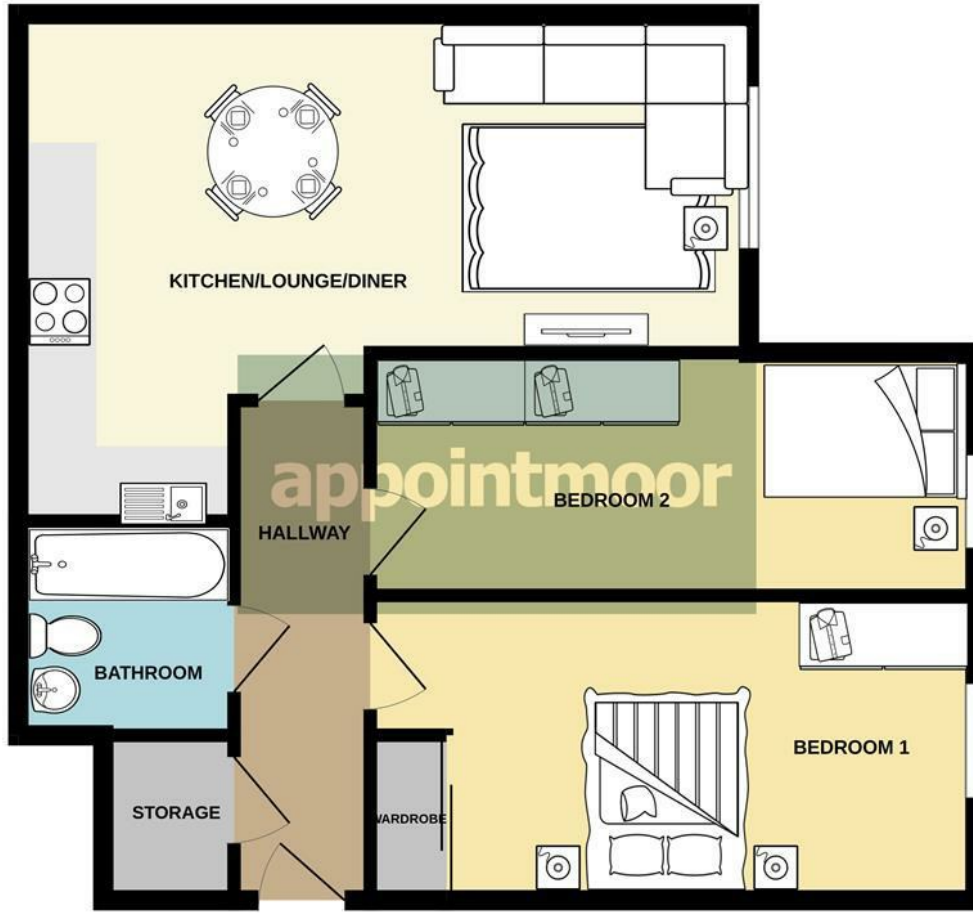
Annual Ground Rent: £300.00

Annual Service Charge: £1,038.72





# GROUND FLOOR



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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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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