



Situated on the ever-popular London Road, this beautifully presented first-floor apartment offers spacious accommodation, modern comforts and an enviable position in the heart of Westcliff-on-Sea. The property features two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room, while a contemporary family bathroom serves the remaining accommodation. The bright and well-proportioned living space opens onto a private south-facing balcony, where uninterrupted views provide the perfect backdrop for morning coffee, alfresco dining or simply relaxing in the sunshine. Further benefits include secure gated allocated parking, adding both convenience and peace of mind. Ideally located, the apartment is just a short walk from the independent shops, cafés and restaurants of Leigh Road and Leigh Broadway, while Chalkwell Beach and Chalkwell railway station are also within easy reach, making it an excellent choice for commuters and those looking to enjoy the area's sought-after coastal lifestyle. Offering generous living space, an excellent location and impressive outdoor views, this is a fantastic opportunity to acquire a stylish home in one of Westcliff's most desirable settings.

- Stunning first floor flat
- Main bathroom and en-suite to master
- Uninterrupted viewing from your private south facing balcony
- Doorstep to major bus routes and transport links such as the A13 and A127
- Short walk to Chalkwell Beach and Station
- Two double bedrooms
- Secure gated parking
- Modern fully fitted kitchen
- Leigh Road and Broadway shopping facilities close by
- No onward chain

## London Road

Westcliff-on-Sea

**£350,000**





# London Road



## Gated Communal Car Park

Your own parking space, door to:

## Communal Entrance

Stairs rising to the first floor, lift access, access to:

## 'L' Shaped Hallway

Solid wood entrance door to the front, inset coconut rug with the remainder laminate flooring, wall hung electric radiator, smooth ceiling with inset spotlights, large storage cupboard, double cupboard housing the water tank and air filtration system, entry phone system.

## Bathroom

7'1" x 6'5"

Smooth ceiling with inset spotlights, extractor fan, panelled bath with a shower over including a rainfall head and shower hose, low-level WC, pedestal wash basin, fully tiled walls, wall mounted chrome heated towel rail, vinyl flooring.

## Bedroom One

24'1" > 13'9" x 10'4" > 5'0"

Smooth ceiling with a pendant light, air filtration vent, double glazed door to the rear leading out to the balcony, wall mounted electric radiator, carpet, door to:

## En-Suite Shower Room

7'6" x 4'9" max

Smooth ceiling with inset spotlights, extractor fan, double shower with a rainfall head and shower hose, inset shelf, vanity unit wash basin, low-level WC, wall hung chrome heated towel rail, fully tiled walls, tiled flooring.

## Bedroom Two

11'11" > 10'0" x 8'10"

Smooth ceiling with a pendant light, air filtration vent, wall hung electric radiator, carpet, double glazed bi-folding doors to the front giving access to:

## South Facing Balcony

12'11" x 3'10"

Composite decking, wrought iron balustrade, wall hung light, access to the balcony from both bedrooms.

## Kitchen Lounge Diner

22'6" x 9'11"

Smooth ceiling with inset spotlights, air filtration vents, extractor fan, double glazed windows to the front giving sea views and views over Chalkwell Park.

Modern fully fitted kitchen comprising of; wall and base level units with a quartz worktop, 1.5 sink and drainer with draining grooves, chrome mixer tap, integrated fridge freezer, integrated oven and grill, four ring electric hob with an extractor fan above, glass splash back, integrated washing machine, integrated dishwasher, set of drawers, quartz upstands, wall hung electric radiator, laminate flooring.

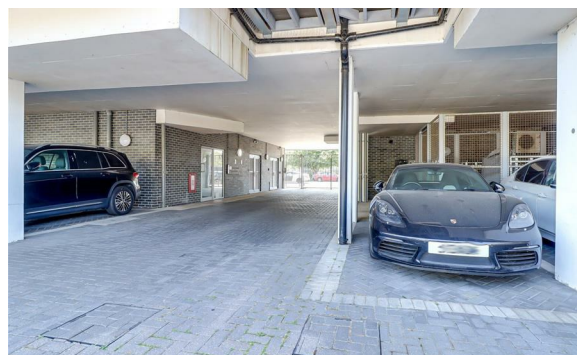
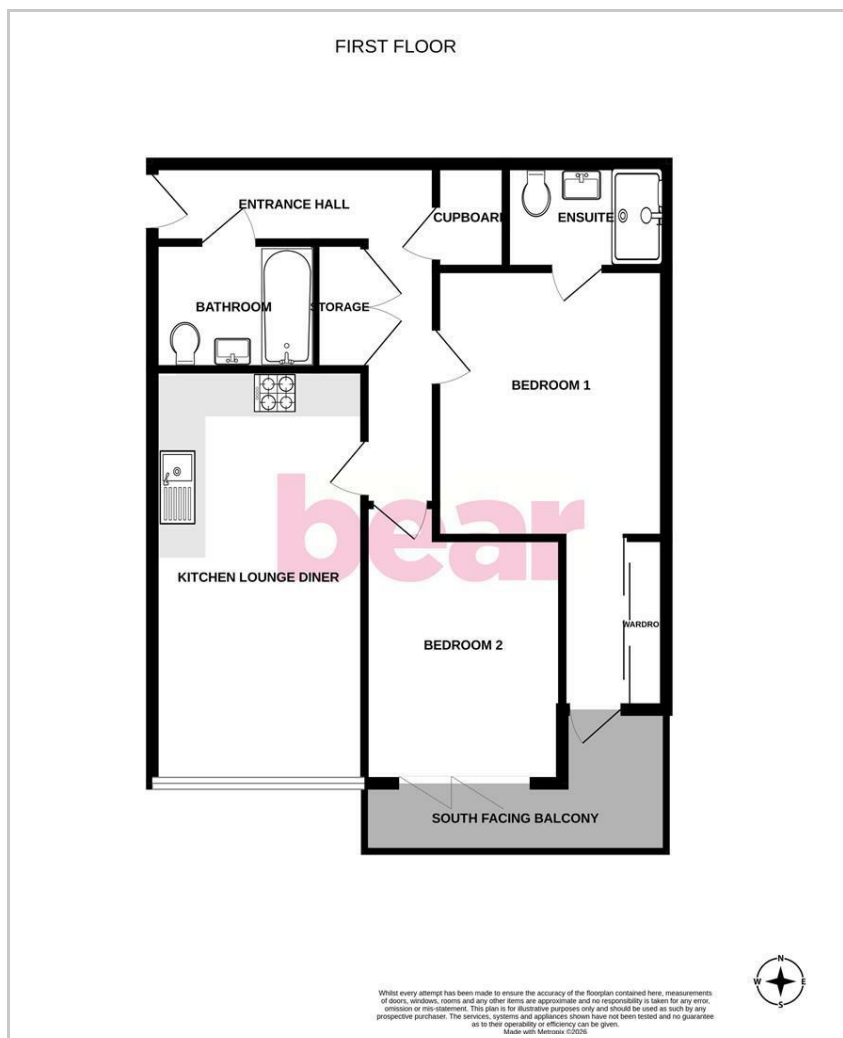
## Agents Notes:

Council tax band: C

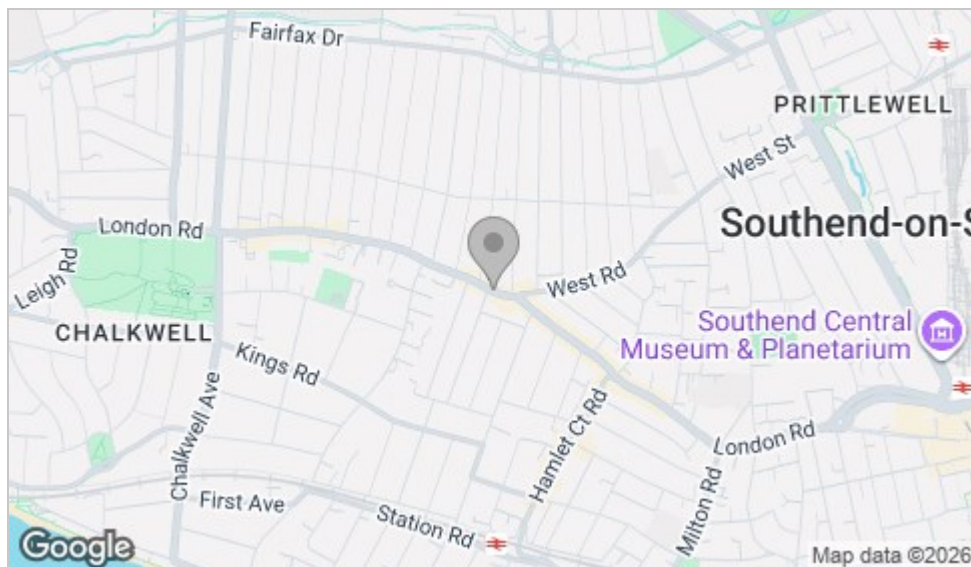




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

