



Ceylon Road, Westcliff-On-Sea  
£275,000

home.



# 37A Ceylon Road

Westcliff-On-Sea

SS0 7HS



- Spacious First Floor Flat
- Two Double Bedrooms - One with En-Suite Shower Room
- Large and Bright Lounge with Box Bay Window
- Modern Kitchen with Fitted Appliances
- Stylish Shower Room with Walk in Shower
- Off Street Parking: One Allocated Space
- School Catchment for Barons Court Primary School/Milton Hall Primary School and Nursery
- Perfect for First Time Buyers
- No Onward Chain and Share of Freehold
- Excellent Location Close to Westcliff Train Station, Hamlet Court Road and Local Amenities

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this impressive first-floor flat located on Ceylon Road in the desirable area of Westcliff-On-Sea. This spacious two-bedroom property boasts a generous layout, featuring a welcoming landing and a large lounge adorned with a charming box bay window, perfect for enjoying natural light.

The flat includes two substantial double bedrooms, one of which benefits from an en-suite shower room, providing added convenience and privacy. The stylishly renovated kitchen is equipped with modern fitted appliances and

offers the option to include white goods, making it an ideal space for culinary enthusiasts. A recently installed boiler, ensures comfort and efficiency throughout the year.

This property is offered with no onward chain and comes with a share of the freehold, providing peace of mind for prospective buyers. Externally, you will find an allocated parking space at the front of the building, along with a well-maintained communal entrance hall that adds to the



overall appeal of the residence.

Situated in an excellent location, this flat is conveniently close to Westcliff train station, Hamlet Court Road, and a variety of local amenities, making it perfect for those who appreciate both comfort and accessibility. This property is an exceptional opportunity for anyone seeking a spacious and stylish home in a vibrant community.



### Accommodation Comprises

The property is approached via a storm porch with external wall lighting, composite communal entrance door with double glazed windows leading into:

### Communal Hallway

Tiled effect flooring, skirting, spotlighting, coved cornice. Private entrance door with carpeted stairs leading to the first floor.

### First Floor Landing

Carpeted, skirting, coved cornice, spotlighting, access to part boarded and insulated loft with lighting, radiator. Doors to:

### Lounge

18'10 x 15'4

Wood effect laminate flooring, skirting, coved cornice, two ceiling lights, double glazed window and double glazed boxed bay window both to front aspect, feature fireplace with slate hearth, radiator.

### Kitchen

10'7 x 8'3

Accessed via a glass panelled sliding door, wood effect laminate flooring, double glazed window to side aspect, ceiling light, radiator. The kitchen is fitted to include a range of base units with marble effect worksurfaces and matching eye level wall mounted units, tiled effect splashbacks, inset sink with stainless steel mixer tap, integrated Bosch oven with four ring Bosch gas hob and extractor over, integrated Matrix dishwasher, large pull-out pantry cupboard, Swan washing machine and fridge freezer (both to remain).

### Bedroom One

12'10 x 12'3

Wood effect laminate flooring, skirting, coved cornice, spotlighting and ceiling light, double glazed window to rear aspect, radiator. Door to:

### En-Suite

Tiled flooring and part tiled walls, spotlighting, extractor fan, WC, wash hand basin, walk-in shower cubicle with Rainfall shower, electric heated towel rail.

### Bedroom Two

13'5 x 10'11

Wood effect laminate flooring, skirting, coved cornice, spotlighting and ceiling light, double glazed window to rear aspect, radiator.

### Bathroom

10'7 x 6'0

Lino flooring and tiled walls, electric heated towel rail, extractor fan, coved cornice, spotlighting, double glazed obscure window to side aspect, illuminated mirror and shaver socket, walk-in shower area with Rainfall shower and attachment, low level WC, wash hand basin.





#### **Parking**

Block paved driveway providing parking for one vehicle.

#### **Lease Information**

Share Of Freehold  
Lease: 950 years remaining  
Ground Rent: £0  
Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

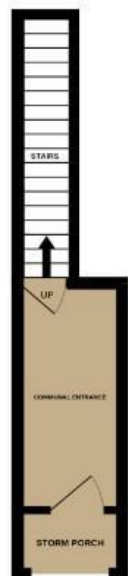








GROUND FLOOR  
100 sq ft. approx.



FIRST FLOOR  
824 sq ft. approx.



TOTAL FLOOR AREA : 924 sq.ft. approx.  
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## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Flat

Approx. 950.00 sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: B

£275,000

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The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

