



# FOR SALE

## Southbourne Grove, Westcliff-On-Sea SS0 9UW

Asking Price £160,000 Leasehold Council Tax Band - A

1  1  1  355.21 sq ft

- Ground Floor Flat Ideal For First Time Buyers
- Private Entrance From Communal Front Garden
- Contemporary Shaker Style L-Shaped Kitchen
- Westerly Facing Homely Lounge Windows
- Three Piece Bathroom With Overhead Shower
- Flexible Bedroom With Current Split Space Configuration
- Private Communal Rear Car Park And Grassed Area
- Short Drive To Chalkwell & Westcliff Train Stations
- Convenient Bus Links From Adjoining London Road
- Short Drive To Seafront Amenities

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

**appointmoor**

## Description

This ground floor flat is a superb first time purchase, combining a private entrance, stylish kitchen and westerly-facing lounge. The modern shaker-style kitchen units, three piece suite bathroom and flexible bedroom arrangement create a home that feels practical, inviting with scope to adapt the layout to suit individual needs.

With parking available in the private communal car park, communal grassed space and an attractive front garden approach, the exterior offers both convenience and kerb appeal. The private entrance from the paved communal garden gives the flat an added sense of independence, while the shared outdoor areas provide greenery to utilise.

Set in a convenient Westcliff-on-Sea position, the property is well placed for shops, cafés, transport links, parks and the coast. Train stations, Chalkwell Park and the seafront are all within easy reach, creating a lifestyle that blends commuter convenience with relaxed seaside living.

### Measurements

Kitchen

2.12m x 2.23m (6'11" x 7'3")

Lounge

4.67m x 2.85m (15'3" x 9'4")

Bathroom

2.06m x 1.67m (6'9" x 5'5")

Hallway

0.87m x 0.94m (2'10" x 3'1")

Bedroom

2.51m x 4.57m into bay (8'2" x 14'11" into bay)

### Interior

Set on the ground floor and enjoying the independence of its own private entrance, this attractive flat presents an ideal opportunity for first time buyers looking to take their first confident step onto the property ladder. Entered from the communal front garden, the home opens directly into a stylish kitchen, immediately setting a welcoming tone. The kitchen has been thoughtfully arranged with a contemporary shaker-style L-shaped range of base and wall units, complemented by an integrated gas hob, oven and tiled splashback design. It's open flow into the lounge creates a sociable layout that feels easy, connected and modern. The lounge is filled with natural light, thanks to an abundance of windows that enjoy a westerly aspect. There is room for sofa furniture, and the current media wall adds both visual impact and useful storage. An internal hallway connects the lounge to the bathroom, which is fitted with a three-piece suite including a bath with overhead shower, hand basin and w/c, with patterned part-tiled walls adding extra character. From the hallway area there is a door leading into the communal areas of the building including access to neighbouring flats. The bedroom is currently divided by a stud wall to create two separate sleeping spaces, with the option to convert back into one double bedroom. The bay windows in the property are fitted with bespoke shutter blinds, bringing a sophisticated finish to the home's interior.

### Exterior

Externally, the property benefits from practical and appealing communal outside areas, adding to the ease and convenience of everyday living. To the rear, residents have use of a private communal car park, providing valuable off-street parking and making the home especially attractive for buyers owning a

vehicle. There is also a communal grassed area, offering a pleasant shared outdoor space and a welcome touch of greenery. This provides a relaxed backdrop to the property and contributes to the sense of openness around the building, ideal for those who like the benefit of outside surroundings without the upkeep of a private garden. To the front, the building is approached via a communal garden enclosed by a brick boundary, with paved areas and surrounding flower borders creating a neat and attractive first impression, while the private entrance into the flat enhances the sense of independence and privacy.

### Location

Southbourne Grove is positioned in a convenient and well-regarded Westcliff-on-Sea setting, placing everyday amenities, transport links, green spaces and the coast all within easy reach. Southend City Centre offer a wide choice of shops, cafés, restaurants and services. For commuters, Westcliff-on-Sea Station provides c2c rail services towards London Fenchurch Street, while nearby Chalkwell Station and Southend Central Station offer further travel options across the South Essex coastline and into London. Local bus routes along London Road and surrounding roads also provide convenient links into Leigh-on-Sea, Southend and neighbouring towns. The area is equally appealing for leisure and outdoor living, with Chalkwell Park within easy walking distance, offering open green space, sports facilities, play areas and a café. The seafront is within easy reach to enjoy coastal walks, sea air and relaxed weekends by the water.

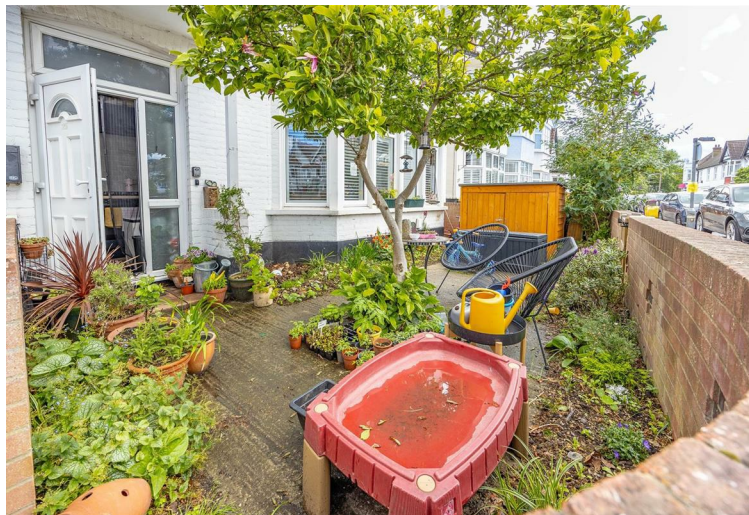
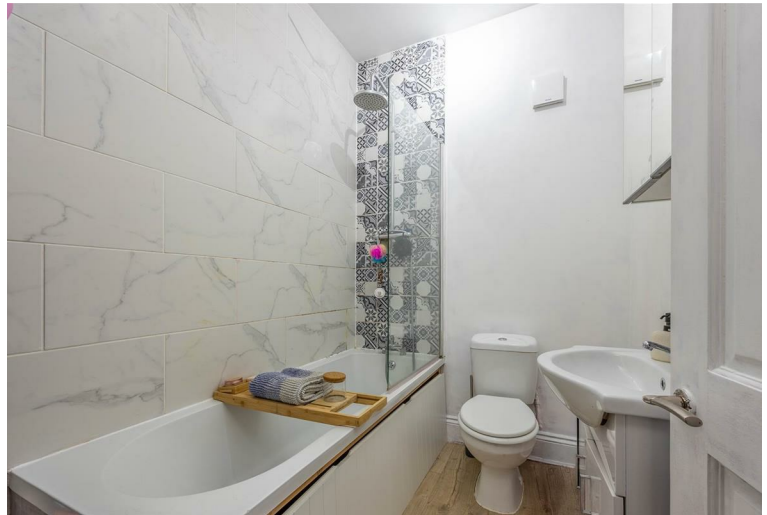
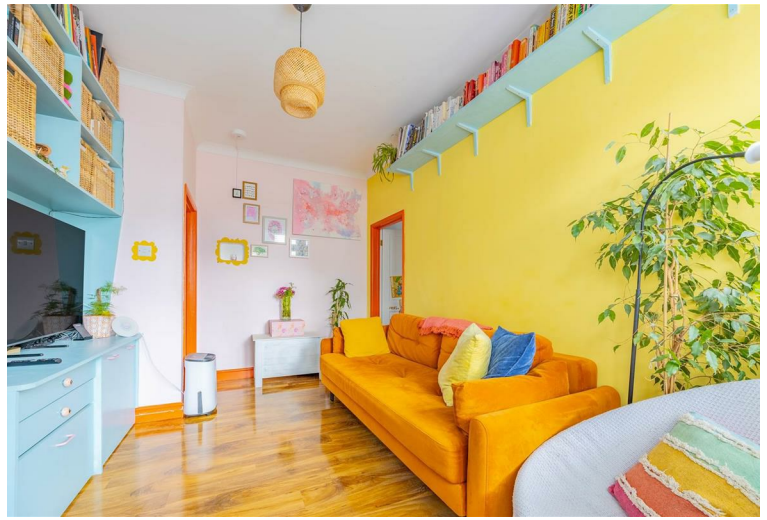
### Tenure

Leasehold

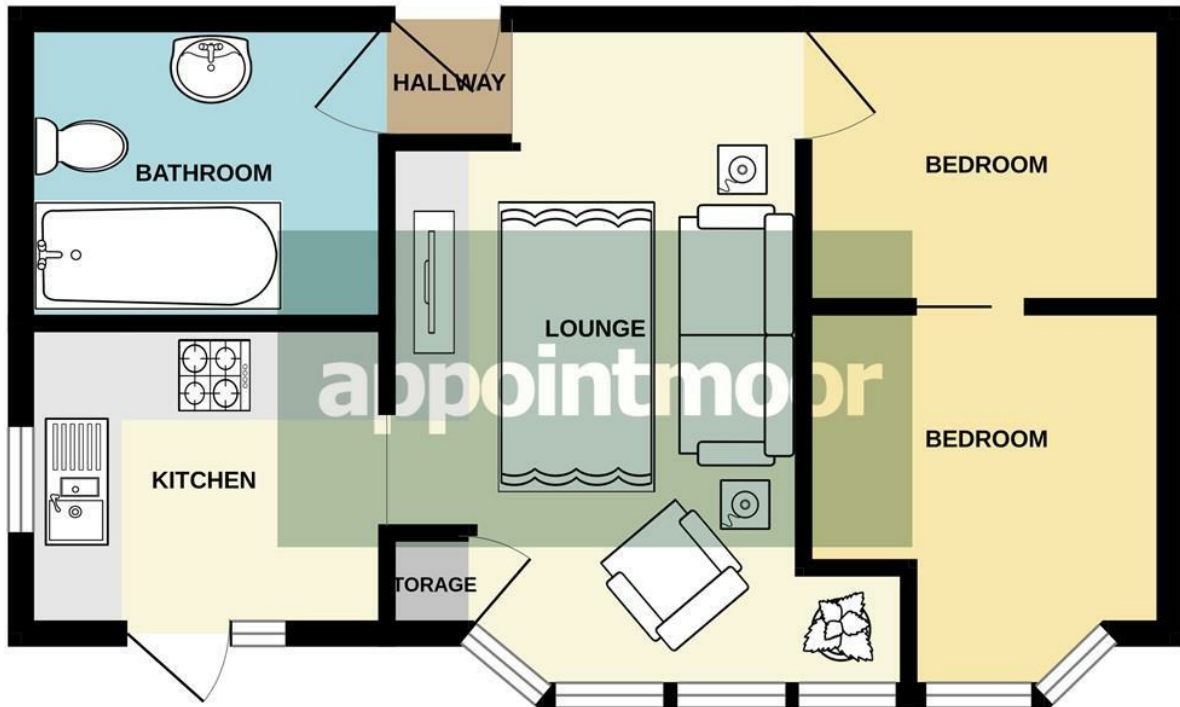
Years remaining: 86 (An extended lease can be provided upon sale)

Annual service charge: £1,400

Annual ground rent: £100



# 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.  
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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 energy efficient - higher running costs		
	64	75
<b>England &amp; Wales</b>	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>		
(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		
<b>England &amp; Wales</b>	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**

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



[facebook.com/appointmoor](https://facebook.com/appointmoor)



[Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)



[twitter.com/appointmoor](https://twitter.com/appointmoor)



[linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)