



FOR SALE

**Cobham Road,
Westcliff-On-Sea SS0 8EG**

Offers In Excess Of £254,000 Leasehold Council Tax Band - A

678.00 sq ft

- Lease Will Be Extended By 90 Years Upon Completion
- First Floor Apartment With Period Features
- Open Plan Kitchen And Lounge Area
- Modern Fixtures & Fittings Throughout
- Shared Rear Garden With Convenient Side Access
- Prime Westcliff-On-Sea Location Near The Seafront
- Double Bedroom With Space For Wardrobes
- Large Windows Offering Abundant Natural Light
- High Ceilings Create A Grand Impression
- Walking Distance To Station, Shops, And Parks

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

appointmoor

Description

Step inside this inviting first floor apartment where modern elegance meets period charm. The spacious open plan kitchen and lounge provide the perfect setting for relaxed living and entertaining. A hallway with high ceilings leads to a generous double bedroom with space for wardrobes. Natural light through the large windows and contemporary floorings throughout further enhance the stylish homely feel.

The property's kerb appeal is instantly apparent. Carefully maintained shrubbery adds a touch of greenery to the front, while the shared rear garden offers a peaceful escape for enjoying warm afternoons. With easy side access to the garden, outdoor living is simple and accessible all year round.

Located on Cobham Road in vibrant Westcliff-on-Sea, this property places you moments from the stunning coastline, lively eateries and popular attractions. Enjoy ice cream strolls on the beach, quick commutes via Westcliff Station, and the tranquillity of nearby green spaces like Chalkwell Park all within easy reach of your new home.

Measurements

Hallway

8'2 x 2'7 x 14'7 (2.50m x 0.81m x 4.45m)

Kitchen & Lounge

17'6 x 11'5 x 8'2 (5.35m x 3.50m x 2.49m)

Bedroom

13'8 x 9'4 (4.19m x 2.85m)

Bathroom

6'4 x 4'9 (1.95m x 1.47m)

W/C

4'7 x 2'7 (1.41m x 0.80m)

Interior

Step inside this beautifully presented first floor apartment where classic character and contemporary style blend in perfect harmony. The moment you enter, you're greeted by a thoughtfully designed open plan kitchen and lounge area, offering the ideal space for modern living. Whether you're preparing a meal, entertaining guests, or unwinding with your favourite series, this room provides a welcoming and versatile environment. Elegant wooden flooring flows throughout the living space, while large windows invite natural light to pour in, enhancing the room's warm and airy feel. The seamless layout is perfect for those who appreciate sociable, open living with a sense of comfort and style. Just off the entrance, a few steps lead down into a high-ceilinged hallway, giving a sense of space and grandeur rarely found in apartments. A convenient built-in storage cupboard ensures easy housing of everyday belongings. The bathroom is designed with a striking monochrome tile scheme, giving it a sleek, modern edge. A separate W/C adds practicality. At the end of the hallway, the bedroom offers a peaceful retreat, generous enough to accommodate a double bed and wardrobes. Every detail in this home has been considered to offer both style and comfort, creating a space that feels effortlessly welcoming from the moment you walk through the door.

Exterior

The exterior of this charming period property makes a lasting impression. Set behind a classic metal gate and bricked boundary wall, the entrance offers both a sense of security and timeless kerb appeal. The front garden is beautifully framed with mature shrubbery, lovingly maintained by the ground floor residents, adding colour and vibrancy to the approach. This home also enjoys the rare benefit of a shared rear garden, an inviting outdoor space ideal for enjoying a weekend barbecue or simply unwinding with a good book. Accessed via a convenient gated pathway at the side of the property, the garden adds an additional bonus, making a welcomed addition to this coastal home.

Location

Nestled just off the seafront, Cobham Road places you right at the heart of a vibrant and well-connected coastal community. Just a short stroll away lies the beach, where you can enjoy leisurely walks along the promenade, soak up stunning sea views, and indulge in traditional fish and chips or ice cream on sunny days. This area offers the perfect blend of seaside charm and urban convenience. A wide array of restaurants, cafés, shops, and entertainment venues are within easy reach, making everyday life feel like a holiday... and for commuters, Westcliff Station is within walking distance, offering fast links to London and surrounding areas. Green open spaces like Chalkwell Park are just a short drive away, providing the perfect backdrop for picnics, dog walks, or weekend relaxation. Whether you're commuting, working from home, or simply enjoying everything this dynamic neighbourhood has to offer, the location is perfectly positioned for lifestyle, leisure, and long-term value.

Tenure

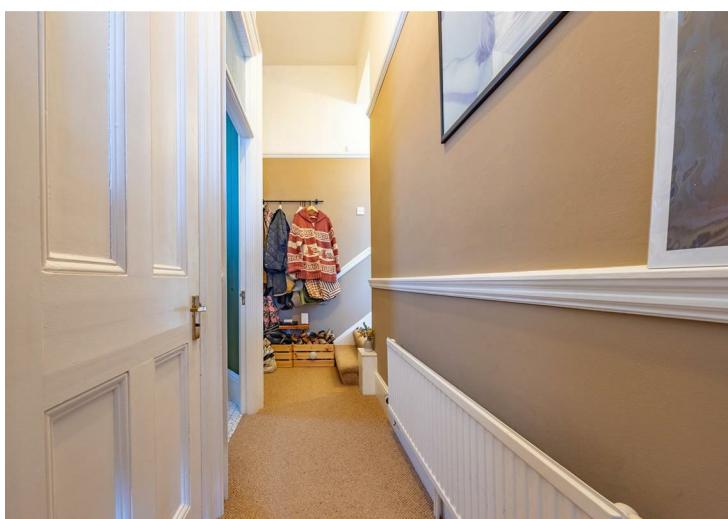
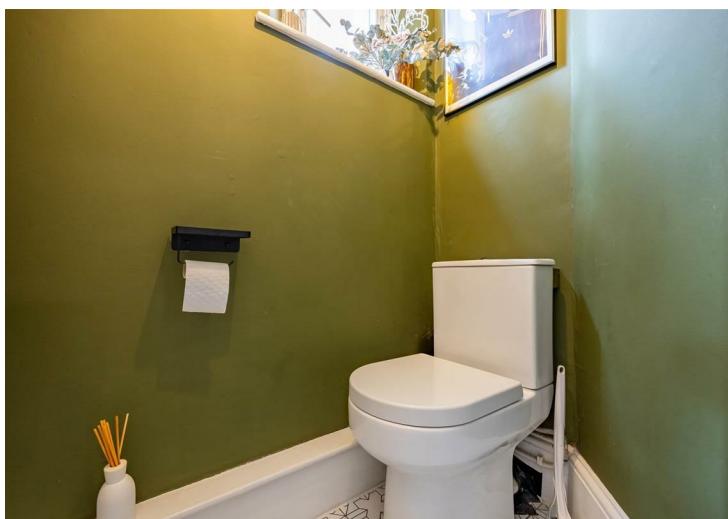
Leasehold.

55 years remaining - with a lease extension to 145 years upon completion.

Annual ground rent: £120.00.

Right to manage.







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 guidance 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.



The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (top) to 'Not energy efficient - higher running costs' (bottom). The ratings are color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red), and G (dark red). The current rating is A (92 plus), and the potential rating is 76. A yellow arrow points to the potential rating, and a green arrow points to the current rating.

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			

The figure is a horizontal bar chart titled 'Environmental Impact (CO2) Rating'. The scale ranges from 'Very environmentally friendly - lower CO2 emissions' (A) to 'Not environmentally friendly - higher CO2 emissions' (G). The bars are color-coded: A (dark blue), B (medium blue), C (light blue), D (medium grey), E (light grey), F (medium grey), and G (dark grey). Numerical ranges are indicated above each bar: (92 plus) for A, (81-91) for B, (69-80) for C, (55-68) for D, (39-54) for E, (21-38) for F, and (1-20) for G.

Rating	CO2 Emissions Range	Current	Potential
A	(92 plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		

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