



* £325,000- £350,000 * BEAUTIFUL SEA VIEWS * SOUTH-FACING PATIO AREA * PRIVATE FRONT ENTRANCE * GROUND FLOOR WITH LONG LEASE * SHORT WALK TO WESTCLIFF STATION * Situated in a prime coastal location, this beautifully presented two-bedroom ground floor maisonette offers stylish living with uninterrupted sea views. Perfectly positioned just moments from the seafront, this charming home combines comfort, convenience, and an enviable lifestyle. The accommodation is comprised of; a private front entrance leading into a bright and welcoming hallway, a spacious lounge leading onto a south-facing patio area, a fully-fitted kitchen/breakfast room, a master bedroom with fitted wardrobes, a second bedroom, a modern three-piece bathroom, and a private courtyard. The property falls within the catchment area for the sought-after Belfairs Academy, and the renowned local grammar schools also conveniently nearby. Local amenities and excellent bus links are just around the corner, with Westcliff Station only a short stroll away, ideal for London commuters. This exceptional property is the perfect retreat for those seeking both comfort and inspiration by the water, and with its breathtaking sea view providing a stunning backdrop to everyday life, we are sure this property won't be on the market for long. Leasehold: 175 year lease(approx.) // Service charge: £0(approx.) // Ground rent: £250(approx.)

- Beautiful sea views
- Long lease
- Ground Floor
- Two double bedrooms
- Spacious lounge
- South-facing patio area with courtyard
- Short walk to Westcliff Station
- Private front entrance
- Three-piece bathroom
- Modern kitchen-breakfast room

Clifton Drive

Westcliff-on-Sea

£325,000

Price Guide



Clifton Drive



Frontage

White rendered wall with communal pathway leading to private paved patio area, UPVC double glazed door leading to private entrance hallway and UPVC double glazed French doors leading to lounge.

Entrance Hallway

11'5" x 3'4"

UPVC double glazed windows to front and side aspects, double radiator, tiled flooring.

Lounge

15'6" x 12'4"

UPVC double glazed French doors leading to patio area, UPVC double glazed window to side aspect, two double radiators, smooth ceiling with original cornicing and ceiling rose, picture rail, skirting, oak hardwood flooring, cast iron feature fireplace with wooden surround and granite hearth.

Kitchen-Breakfast Room

11'8" x 11'2"

UPVC double glazed windows to rear aspect, white gloss kitchen units both wall mounted and base level with granite worktop, kitchen comprised of; space for American style fridge freezer, eye-level Smeg oven, space for integrated microwave, integrated Siemens coffee machine, integrated Hoover washing machine/tumble dryer, integrated Bosch dishwasher, space for wine cooler, stainless steel integrated sink with waist disposal and matt black mixer tap, routed drainer, five ring Smeg gas burner, stainless steel Smeg extractor hood, breakfast bar, large integrated larder cupboard, smooth ceilings with original cornicing and ceiling rose, skirting, oak hardwood flooring.

Hallway

11'9" x 2'06'8"

Radiator, large under stair storage cupboard, door leading to a communal hallway, smooth ceilings, picture rail, skirting, wood effect laminate flooring.

Bedroom One

11'8" x 8'8"

UPVC double glazed window to side aspect with bespoke plantation shutters, radiator, fitted wardrobes, smooth ceilings, picture rail, skirting, carpet.

Bedroom Two

12'2" x 7'1"

UPVC double glazed door leading to courtyard, UPVC double glazed window to side aspect, smooth ceilings, skirting, wood effect laminate flooring, radiator.

Bathroom

9'1" x 4'4"

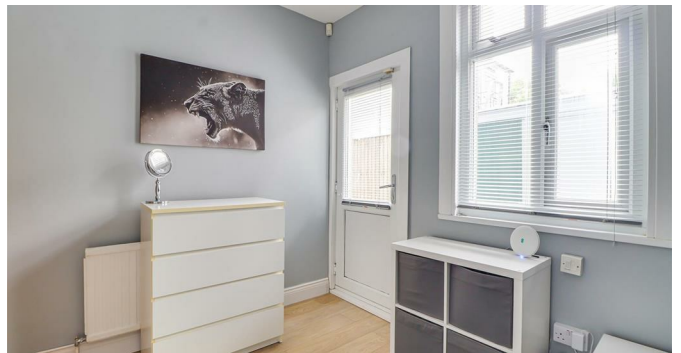
UPVC double glazed obscured window to rear aspect, chrome towel holder, vanity unit with wash basin and chrome mixer tap, WC, large walk-in spa shower, bespoke storage cupboards, smooth ceiling with inset spotlights, cornicing, floor to ceiling wall tiles, tiled flooring.

Courtyard

Hardstanding floor with plenty of room for seating area, shed to remain, rear gate is a fire exit door.

Agent Notes:

Leasehold: 175 year lease(approx.) // Service charge: £0(approx.) // Ground rent: £250(approx.)



GROUND FLOOR

COURTYARD

BEDROOM 2

BATHROOM

BEDROOM 1

BEDROOM

KITCHEN/
BREAKFAST ROOM

TERRACE

LOUNGE

STAIRCASE

bear

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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A map of Westcliff-on-Sea, showing the location of the station. The station is marked with a red pin and labeled 'Station'. The map includes roads such as Kings Rd, Chalkwell Ave, First Ave, Hamlet Ct Rd, London Rd, Milton Rd, and Western Esplanade. The sea is visible to the west of the station. The map is credited to Google, with data from 2026.

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 Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		71	78
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			