



## Burdett Avenue, Westcliff-On-Sea

Guide Price £200,000



- Spacious first floor flat set in the sought-after Burdett Avenue in Westcliff-on-Sea
- Welcoming entrance hallway providing access to all principal rooms and useful space for storage
- Impressive bright and airy lounge/diner offering generous proportions, ideal for both relaxing and entertaining
- Well-appointed fitted kitchen with ample worktop space and a range of storage units, designed for practical everyday living
- Two well-proportioned bedrooms, offering flexible accommodation for a guest room, home office or dressing space
- Contemporary style bathroom, well presented and conveniently positioned
- Excellent natural light throughout, enhancing the sense of space and creating a warm, inviting atmosphere
- Located within close proximity to Westcliff railway station, providing direct links into London
- Moments from local shops, cafés, everyday amenities and within easy reach of the seafront
- Being sold with a long lease of approximately 195 years remaining, making it an attractive option for first-time buyers, downsizers and investors alike



**GUIDE PRICE £200,000 - £210,000.**

**Set along the ever-popular Burdett Avenue in the heart of Westcliff-on-Sea, this beautifully presented two bedroom first floor flat delivers bright interiors, generous proportions and a location that's hard to beat.**

Step inside and you're welcomed by a spacious entrance hallway leading to a lovely size, bright and airy lounge/diner — a space made for relaxed evenings, lazy Sundays and hosting friends with ease. Natural light pours in, giving the room that all-important feel-good factor.

The well-appointed kitchen is smartly arranged with ample storage and worktop space, ideal whether you're perfecting your signature dish or simply plating up a Friday night takeaway. The property further benefits from two well-proportioned bedrooms, offering flexibility for a guest room, home office or dressing space, alongside a well-appointed bathroom finished in a clean, contemporary style.

Location-wise, it's ticking all the right boxes. Within close proximity to Westcliff railway station, commuting is straightforward, while local shops, cafés and everyday essentials are just moments away. The seafront is also within easy reach — because coastal living should always be part of the lifestyle.

With approximately 195 years remaining on the lease, this is a home that offers both immediate comfort and long-term appeal. A perfect first purchase, savvy investment or stylish downsize — and one that won't stay under the radar for long.

#### Area Guide – Westcliff-on-Sea

Westcliff-on-Sea is a popular coastal suburb offering the perfect balance of seaside charm and everyday convenience. Known for its tree-lined avenues, character properties and relaxed atmosphere, it's a location that appeals to commuters, families and downsizers alike.

Commuters are particularly well served by Westcliff railway station, providing direct services into London Fenchurch Street, making it ideal for those looking to enjoy coastal living without sacrificing connectivity.

The area benefits from a wide range of local shops, independent cafés, restaurants and essential amenities, while nearby Southend offers larger retail options and leisure facilities. The beautiful seafront, with its gardens and coastal walks, is within easy reach — perfect for morning runs, weekend strolls or simply enjoying the fresh sea air.

With its blend of convenience, community feel and coastal lifestyle, Westcliff-on-Sea continues to be one of Essex's most desirable places to call home.



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#### THE SMALL PRINT:

Council Tax Band: A  
Local Authority: Southend on Sea  
Service Charge is £125.00 per 6 months  
Ground Rent is £35 every 3 months  
Building insurance: Approximately £550.00 per annum  
Length of Lease: 195 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Top Floor



