



# FOR SALE

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

Offers In Excess Of £140,000 Leasehold Council Tax Band - A

1  1  1  376.74 sq ft

- Ground Floor Flat
- One Double Bedroom
- Close To Chalkwell Station
- Double Glazed
- Open Plan Lounge/Kitchen/Diner
- Close To Chalkwell Park
- Street Parking Available
- Three Piece Bathroom Suite
- Storage/Utility Area
- No Onward Chain

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

**appointmoor**

## Description

Situated on Southbourne Grove, Westcliff-On-Sea, this ground floor flat is perfect for first time buyers looking to get onto the property ladder.

The flat features an open plan living space, where the kitchen is seamlessly integrated into the lounge area. This design not only maximises the use of space but also creates a warm and inviting atmosphere, perfect for both relaxation and entertaining.

Within a short walk to Chalkwell Park and Mainline Station, this property is ideal for anyone working in the city. There are also local shops, cafes and bus stops nearby.

Being offered with no onward chain and a new 125 year lease, this property ticks pretty much every box.

Call us today for a viewing.

## Measurements

Lounge/Kitchen/Diner - 14'6 x 14'4 (4.42m x 4.36m)

Bedroom - 16'3 x 14'6 (4.96m x 4.42m)

Storage/Utility - 5'10 x 3'9 (1.78m x 1.15m)

Bathroom - 6'9 x 5'11 (2.05m x 1.80m)

## Interior

A UPVC front door leads directly into an open plan living area and kitchen. With double glazed windows, electric heater and wood laminate flooring. The kitchen is fitted with white wall and base units, stainless steel sink and drainer unit with roll edge work surface and built-in electric hob and oven. The bedroom has carpet laid to floor, double glazed window, heater and access to the storage utility room and bathroom which offers a three piece suite comprising bath, wash hand basin and low level w/c.

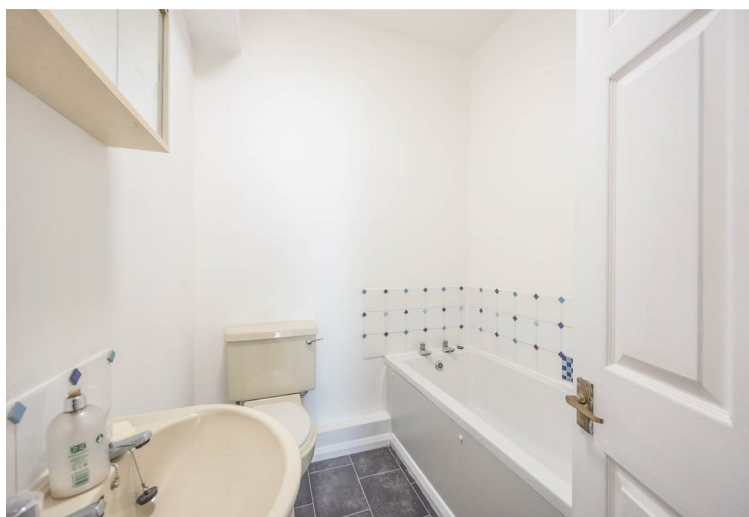
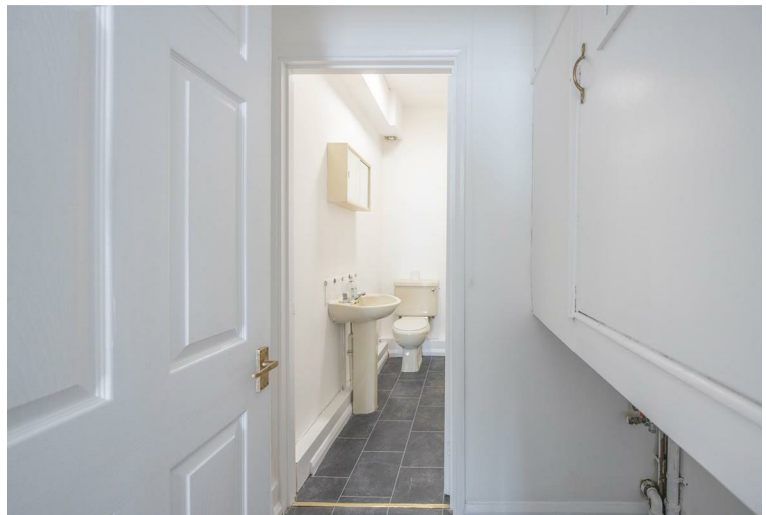
## Exterior

There is a gravel area to the front of the property with low level brick built wall and gated access.

## Tenure

Leasehold

The current lease has 88 years remaining, however, the vendor is increasing this to 125 years upon completion of the sale.



# 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>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		58	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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>			67
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(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)