



# FOR SALE

## Station Road, Westcliff-On-Sea SS0 7RU

Offers In Excess Of £270,000   Leasehold   Council Tax Band - B

- Perfect For First Time Buyers
- Three Bedroom Second Floor Apartment
- Renovated throughout
- Large Main Bedroom With Fitted Wardrobes
- Estuary Views
- Stones Throw From Westcliff Station
- Allocated Parking
- Situated Close To Local Amenties
- Long Lease Length
- Three Piece Bathroom Suite

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

**appointmoor**

## Description

### SEAVIEWS

Welcome to Station Road in Westcliff-On-Sea, this beautifully renovated three-bedroom second-floor apartment offers a delightful living space with stunning estuary views. Boasting 969 sq ft, this property features one reception room, three cosy bedrooms, and a well-appointed bathroom and with parking available for one vehicle, convenience is at your doorstep

The location is unbeatable, being close to Westcliff on Sea station for easy commuting and surrounded by local amenities. Additionally, the Westcliff on Sea beach is just a

leisurely stroll away, offering a perfect retreat for those sunny days.

Don't miss out on this fantastic opportunity to own a piece of this vibrant seaside town. Book a viewing today and envision the endless possibilities this property holds for you!

### Entrance

14'9" x 6'6" (4.50 x 2.00)

Wooden flooring, phone entry system, pendant lighting.

### Lounge

16'4" x 14'9" (5.00 x 4.50)

Carpet flooring, radiator, double glazed window to rear aspect, pendant lighting.

### Kitchen

12'1" x 8'2" (3.70 x 2.50)

Laminate flooring, double glazed window to rear aspect, base & wall units, solid wood worksurface incorporating sink & drainer, 4 point electric hob, integrated oven, integrated fridge/freezer, integrated wine cooler, partially tiled splashback, spotlight lighting.

### Bedroom 1

16'4" x 13'1" (5.00 x 4.00)

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobes, pendant lighting.

### Bedroom 2

13'9" x 8'2" (4.20 x 2.50)

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobes, pendant lighting.

### Bedroom 3

13'9" x 6'6" (4.20 x 2.00)

Carpet flooring, radiator, double glazed window to front aspect, pendant lighting.

### Bathroom

12'1" x 6'6" (3.70 x 2.00)

Tiled flooring, partially tiled walls, heated towel rail, double glazed obscure window to rear aspect, walk in shower cubicle, hand basin, W/C, spotlight lighting.

### Tenure

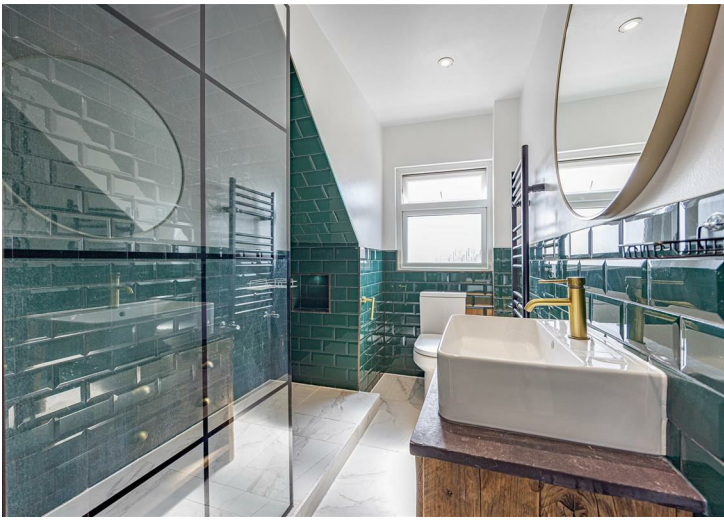
Leasehold

157 years remaining

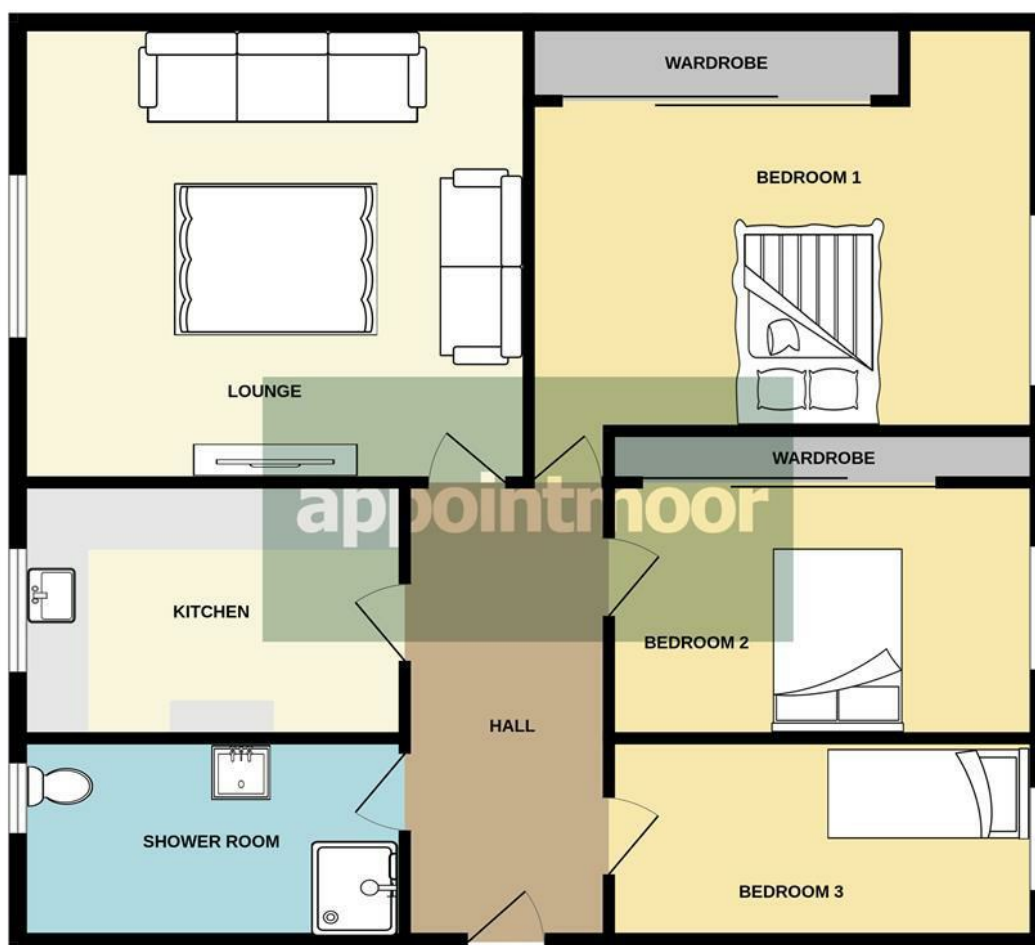
Vendor has advised us on the below charges:

Service Charge - £1200.00 Per Annum

Ground Rent - £20.00 Per Annum



## SECOND 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.  
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| 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 |                         |           |
| <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:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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