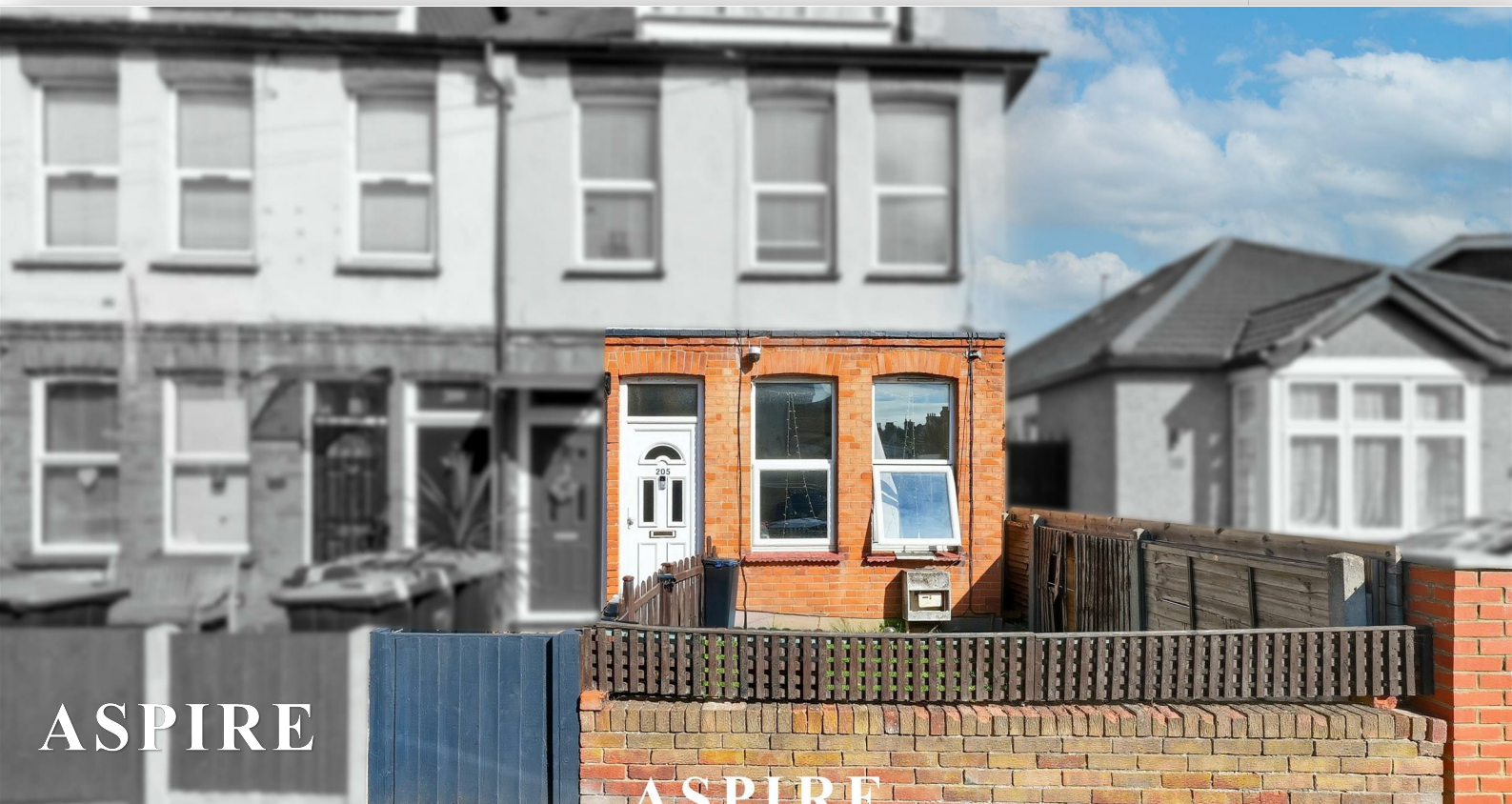


*To arrange a viewing contact us  
today on 01268 777400*



## Westborough Road, Westcliff-On-Sea Guide price £190,000

Set on Westborough Road in Westcliff-on-Sea, this ground-floor two-bedroom flat offers its own front door and a private rear garden with independent rear access. Measuring approximately 656.6 sq.ft, the home is well arranged for modern living and would suit first-time buyers, downsizers, or investors alike.

An entrance hall with two built-in cupboards leads to a flexible kitchen/living/dining room at the rear—an inviting space for everyday life and entertaining. There are two well-proportioned bedrooms, a modern three-piece bathroom, and additional walk-in storage off the living area. A rear door opens to the private garden, providing a peaceful outdoor retreat and practical access from the back.

The location is superb, with local shops, cafés, and everyday amenities moments away. Westcliff and Chalkwell stations—both on the London Fenchurch Street line—are within easy reach, alongside regular bus routes and coastal attractions, making this a convenient and connected place to call home.

GUIDE PRICE- £190,000 - £210,000

Living Room 13' 9 x 12'2

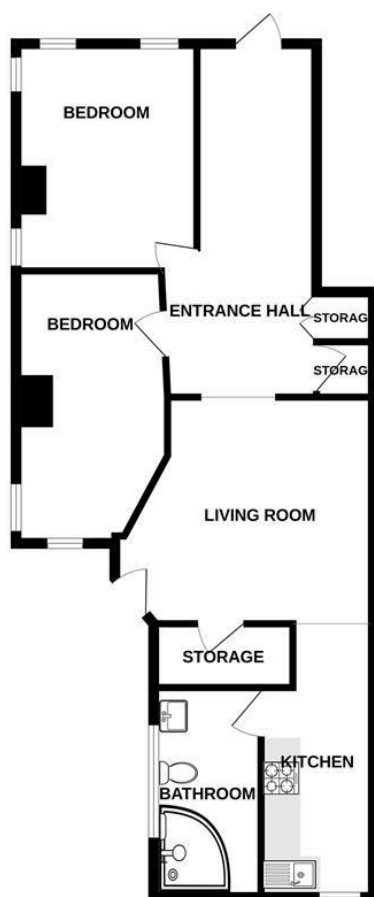
Master Bedroom 16'2 x 9'8

Bedroom Two 14'8 x 8'8

Kitchen 10'1 x 6'2

Bathroom

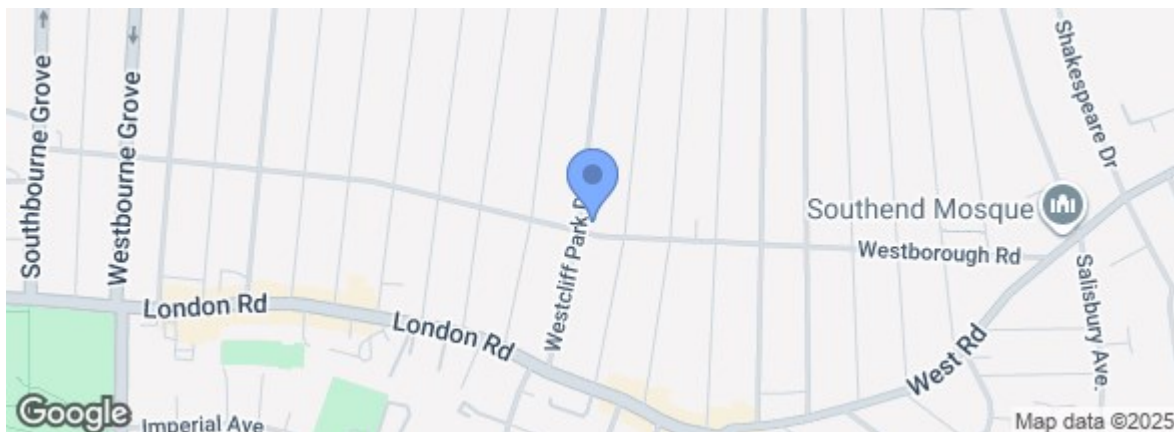
GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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