Hillborough Road, Westcliff on Sea

2 1 1

£260,000 *Share of Freehold*

KEY FEATURES

- Spacious First Floor Flat
- Two Bedrooms
- Fitted Kitchen / Diner
- Potential for a formal third bedroom conversion (stpp)
- Own Garden
- Two Parking Spaces

Leigh On Sea

01702 470625 | leighonsea@winkworth.co.uk

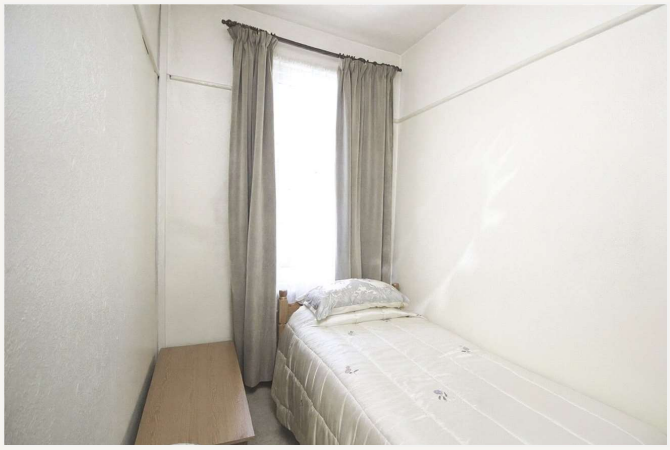
Winkworth

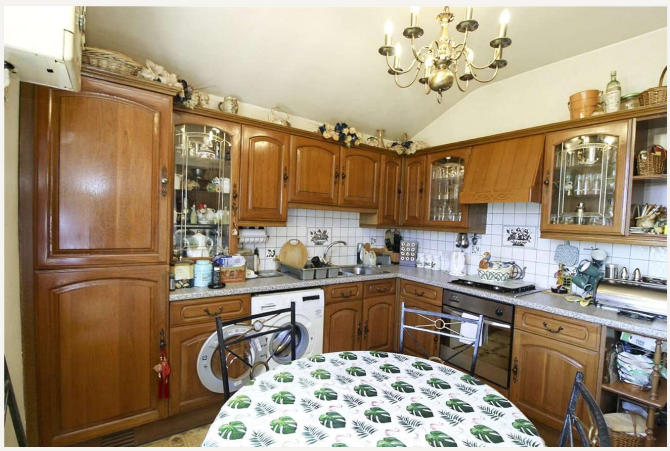
for every step...

A fantastic opportunity to acquire a bright and versatile first-floor flat, featuring one double bedroom and one single bedroom, situated on the popular Hillborough Road. Complete with a private garden, off-street parking, and excellent scope for a loft conversion (STPP), this home is ideal for first-time buyers, small families, or working professionals.

Occupying the first floor, this charming home opens into a welcoming hallway leading to all principal rooms. The spacious bay-fronted reception room is flooded with natural sunlight, offering a comfortable and bright setting for both daily living and entertaining. The fitted kitchen provides ample storage and worktop space, complete with room for a dining table.

Conveniently located for Southend Hospital, local transport links, and prestigious grammar schools, early viewings are highly recommended.





ROOM DESCRIPTIONS

The accommodation offers two well-proportioned bedrooms: a main double bedroom and a versatile single bedroom—perfectly suited as a child's room, guest room, or dedicated study. A classic three-piece family bathroom serves both rooms.

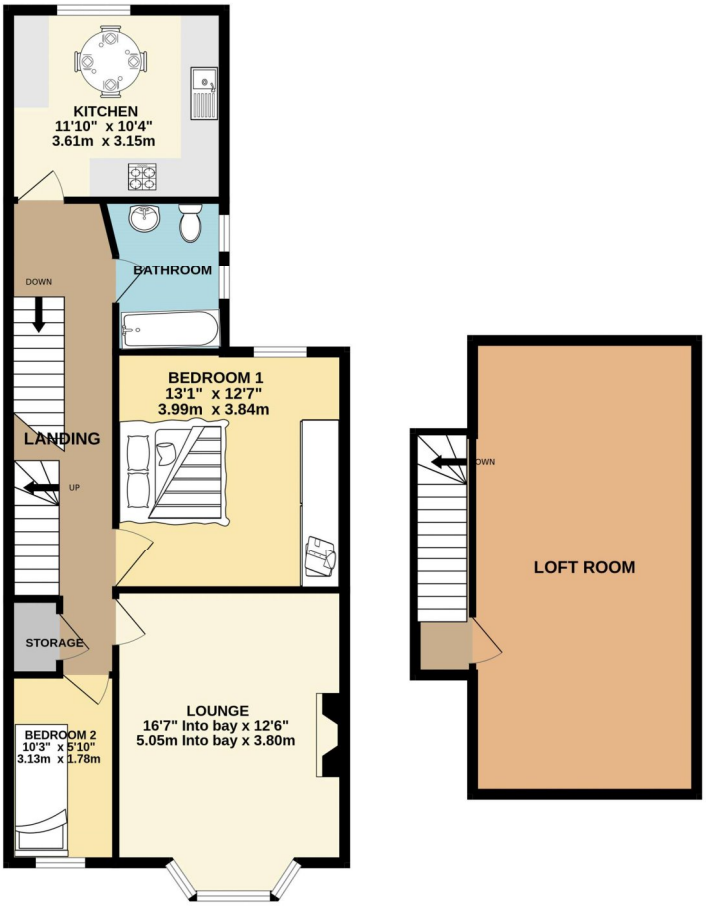
Additionally, the property includes access to a spacious loft area via a stairway, presenting a brilliant opportunity to convert into a generous third bedroom (STPP)

Externally, the flat benefits from its own private garden—a rare luxury for a first-floor property—along with convenient off-street parking to the front.

MATERIAL INFO

Tenure: Share of Freehold
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: A
EPC rating: To be confirmed

FIRST 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 ©2026

For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/LOS260135

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Leigh On Sea

01702 470625 | leighonsea@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.