



Southview Drive, Westcliff on Sea

£220,000 *Leasehold*



Winkworth of Leigh are delighted to offer for sale a well presented first-floor character apartment, combining period elegance with modern living.

KEY FEATURES

WELL PRESENTED FIRST FLOOR FLAT
FEATURE LOUNGE WITH FIREPLACE
FITTED KITCHEN WITH SKY LIGHT
TWO BEDROOMS
LOVELY BATHROOM SUITE



Leigh On Sea

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for every step...



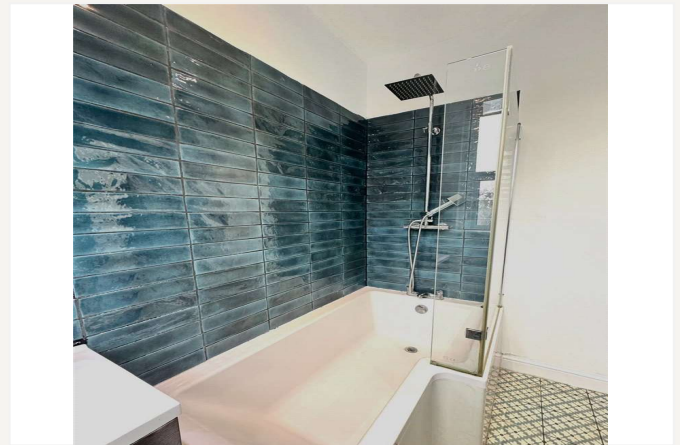
Full of charm, the property boasts a spacious lounge with an impressive bay window and feature fireplace as warm and inviting focal point. The stylish, contemporary kitchen enhanced by a skylight, allows natural light to flood the space and comes complete with a built-in oven and hob.

A luxuriously finished bathroom features a "P" shaped bath with shower over, while two generously sized bedrooms offer comfortable and versatile accommodation.

Ideally positioned just north of London Road, this desirable home is within easy reach of local shops, cafés, and transport links with the nearby Westcliff C2C Station providing direct rail access into London Fenchurch Street, making it a superb choice for commuters. Excellent local schools and Southend University Hospital are also close by within walking distance, adding to the property's convenience and appeal.

An outstanding opportunity for first-time buyers or investors seeking a premium property in a sought-after Westcliff location. Early viewing is highly recommended.





ROOM DESCRIPTIONS

PRIVATE OWN STREET DOORWAY: - Upvc double glazed door. Stairs lead to the first floor.

LANDING: - Exposed wood floors. Doors to:

LOUNGE: - 17'7 X 11'7 (5.36 X 3.54). Upvc double glazed bay window to front. Feature ornate tiled fireplace with hearth. Exposed wood flooring. Coving.

KITCHEN: - 12'4 X 8'0 (3.78 X 2.45). Two upvc double glazed windows to two aspects and sky light floods light in to the room. Lovely fitted with a modern range of high gloss units with ceramic 1 & 1/2 bowl sink with mixer tap. Granite style work tops. Built in oven & hob & extractor hood. Integrated washing machine & space for dishwasher. Space for fridge/freezer. Door to: -

FAMILY BATHROOM/W.C: - 7'11 X 5'3 (2.42 X 1.62). Upvc double glazed window to side. Contemporary white suite with low level w.c. Vanity wash hand basin. "P" shaped bath with shower over and glass screen to side. Tiled walls. Tiled floor.

BEDROOM 1: - 13'6 X 11'8 (4.14 X 3.56). Upvc double glazed window to rear. Original built in double wardrobe.

BEDROOM 2: - 10'3 X 6'6 (3.13 X 2.00). Upvc double glazed oriel bay window to front.

MATERIAL INFO

Tenure: Leasehold

Council Tax Band: A

EPC rating: To be confirmed

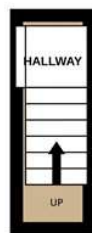
LEASE: 13.04.2006 FOR 99 YEARS*

***AGENT NOTE:**

The sellers advise that they have approached the freeholder to enquire for a lease extension and we have been advised this will cost £6000 + legal costs for the lease to be extended to a further 125-year period. Buyer should ensure that their legal representative gains independent confirmation of this information which we as agents pass on in good faith but will not be held liable for any discrepancies.

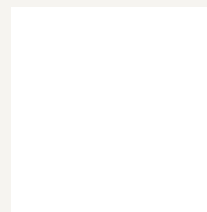
GROUND FLOOR

1ST 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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For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LOS250178>

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.

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