



WEST ROAD, SOUTHEND-ON-SEA, ESSEX, SHOEBOURNESS  
**£900 PER MONTH UNFURNISHED**

**Winkworth**





## WEST ROAD, SOUTHEND-ON-SEA, ESSEX, SHOEBURYNESS

**Newly repainted one bedroom first floor flat in a quiet road of Shoeburyness. Offering spacious accommodation with one double bedroom, a bright front room with large windows allowing ample natural light, a modern bathroom and kitchen. Benefiting from parking in front of the flat with easy access to local shops, Lidl supermarket, Shoeburyness C2C trainline and Shoeburyness beach all within a mile walk.**

Winkworth Leigh-on-Sea is delighted to offer this newly repainted one-bedroom first-floor flat, perfectly situated on a quiet residential road in Shoeburyness, offering an exceptional balance of space, light, and comfort.

The accommodation has been refreshed throughout, creating a fresh and inviting atmosphere that is ready for immediate occupation. At the heart of the home is a remarkably bright and spacious living room, where large windows allow for an abundance of natural light. This is complemented by a well-proportioned double bedroom, a contemporary fitted kitchen, and a modern bathroom suite.



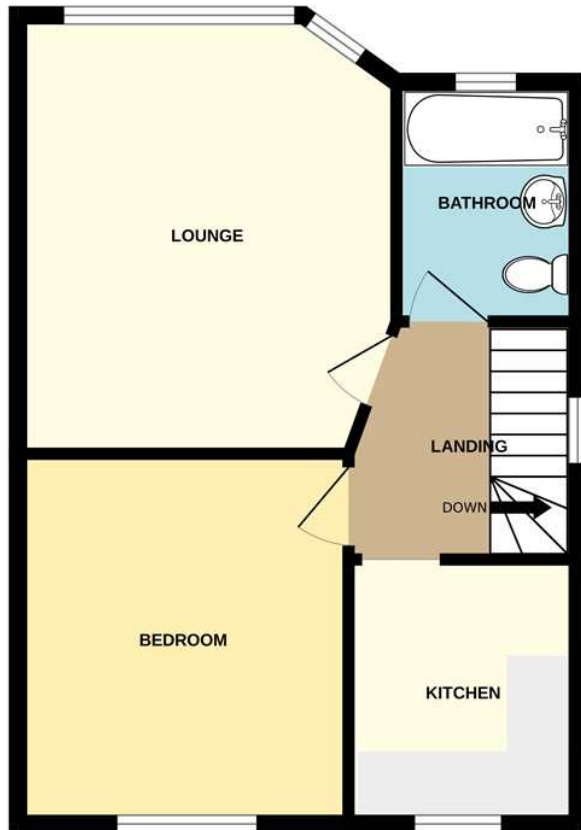
The property offers multiple practical benefits, including its own dedicated parking space located directly in front of the flat. The location is ideal for those seeking convenience, with a Lidl supermarket and a variety of local shops all within a mile. For commuters and coastal lovers, both the Shoeburyness C2C mainline station, offering direct links into London Fenchurch Street, and the picturesque Shoeburyness beach are situated within a pleasant mile walk.

Further benefits include gas central heating, double glazing, and council rating Band A.





## 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.  
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This is a fantastic opportunity to secure a move-in-ready home in a peaceful yet well-connected pocket of Southend Borough City.

Approx. Room Sizes: -

Kitchen 9'1 x 7'1

Lounge 14' x 12'1

Bedroom 11'10 x 10'8

Bathroom 7'8 x 5'8

Agents Notes: -

Minimum Income Requirement - £27,000

Council Tax Band – A - Southend Borough Council

Floor Area - 452 ft 2 / 42 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Standard 18 Mbps
- Superfast 300 Mbps
- Ultrafast 1000 Mbps

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin No

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[winkworth.co.uk](https://www.winkworth.co.uk)

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