



## Kings Keep, Westcliff-on-Sea, Essex, SS0

£300,000 *Leasehold*



Winkworth are pleased to offer for sale this impressively sized first-floor apartment, perfectly situated on the highly sought-after Kings Road, offering both town and coastal lifestyle on the borders of Chalkwell and Westcliff-on-Sea. The property features two generous double bedrooms and a bright, airy interior throughout.

The location is positioned just a short walk from both Chalkwell and

### KEY FEATURES

- Two Double Bedrooms
- Large Lounge & Kitchen
- Double Glazed
- Gas Central Heating
- Close to C2C Trainlines
- Near Supermarkets & Shops



Leigh On Sea

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Westcliff C2C stations, which provide direct and reliable links into London Fenchurch Street.

Beyond the excellent transport connections, residents are perfectly placed to enjoy the very best of the local area. The vibrant boutiques, independent cafes, and popular eateries of Leigh Broadway are within easy reach, while essential shopping is made simple by a variety of nearby supermarkets and local stores.

For those who enjoy the outdoors, the beautiful greenery of Chalkwell Park and the refreshing scenery of Chalkwell Beach are both just moments away, making this an ideal home for those seeking a balance of city convenience and seaside charm.



Entrance door to entrance hall: - Storage cupboards and doors to all room.

Lounge: -17'1 x 13. Sliding doors to front leading to balcony and window to side.

Bedroom: - 13'1 x 11'10. Window to front.

Bedroom: - 10'1 x 9'9. Window to side.

Kitchen: - 13'1 x 8'1. Window to rear. Working surface to two walls with base units below, space for kitchen appliances.

Cloakroom: - Obscure window to side, low level wc.

Shower Room: - Obscure window to rear. Shower cubical and wash hand basin.

Communal Gardens

Garage



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 139 years

**Service Charge:** £1915 per annum

**Ground Rent:** £ 15 Annually

**Council Tax Band:** C

**EPC rating:** C

**Electricity supply:** Mains Supply

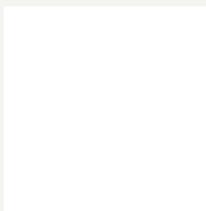
**Sewerage supply:** Mains Supply

**Water supply:** Mains Supply



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/LOS260023>

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.



# 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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