



WESTBOROUGH ROAD, ESSEX, WESTCLIFF-ON-SEA
£1250 PER MONTH UNFURNISHED

Winkworth

WESTBOROUGH ROAD, ESSEX, SS0

Spacious two DOUBLE BEDROOM first floor flat neutrally decorated and well-presented throughout. Benefiting from two good-sized bedrooms, a large lounge with room for dining, a modern bathroom and contemporary Wren kitchen, fully double glazed and gas central heating. Complemented by parking to the rear and a private section of the rear garden. The flat is close to Chalkwell Park and the both primary and secondary schools, while also being a commuters dream with Chalkwell C2C station just under a mile walk away.

Winkworth Leigh is delighted to offer for rent this beautifully presented and light-filled first-floor flat. Neutrally decorated throughout to provide a clean and airy feel, the home represents a fantastic opportunity for a professional, couples or a small family seeking a high-quality rental. The heart of the residence is the impressive lounge with large windows allowing ample light and with enough space for dining.

The kitchen features a high-specification contemporary Wren design with sleek finishes. Both bedrooms are doubles, offering plenty of space for wardrobes, ensuring no compromise on comfort. The property is completed by a clean, modern bathroom and benefits from the essential practicalities of full double glazing and gas central heating throughout.

A rare and highly desirable feature for a first-floor residence is the inclusion of a private section of the rear garden. Furthermore, the property includes the significant benefit of allocated parking to the rear, a valuable asset in a popular residential area.

The scenic space of Chalkwell Park is just a short stroll away, offering beautiful gardens and open space for leisure. For the professional, Chalkwell C2C station is located just under a mile walk away, providing fast and direct links into London Fenchurch Street. Families will also appreciate the close proximity to sought after primary and secondary schools.





Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

winkworth.co.uk

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

