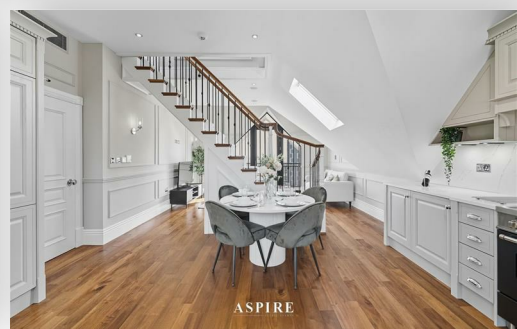
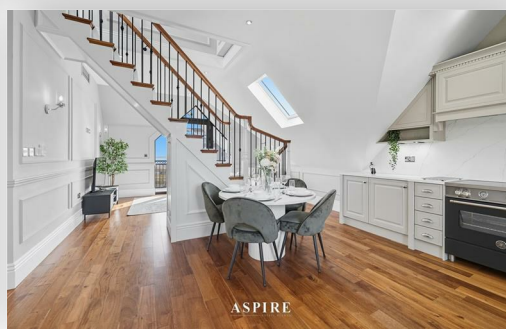
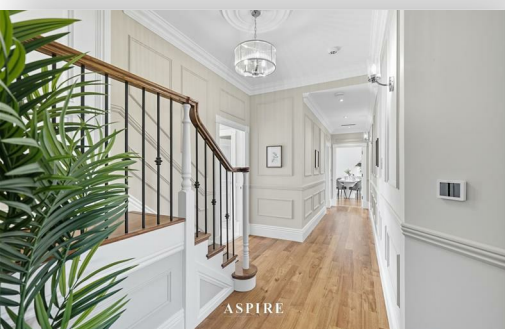


**To arrange a viewing contact us
today on 01268 777400**



Westcliff Avenue, Westcliff-On-Sea Offers in the region of £950 000

Aspire Estate Agents New Homes are delighted to present this exceptional penthouse apartment at the prestigious Beecroft Apartments, located within one of Westcliff-on-Sea's most iconic Edwardian buildings. Formerly a grand hotel and later an art gallery, this characterful building has been carefully restored and now accommodates just nine luxurious residences, with this penthouse occupying the top of the development in unparalleled style.

Spanning two levels, this stunning home combines elegant period features with contemporary design. Bathed in natural light, the open-plan living space flows seamlessly onto a private balcony, creating the perfect environment for entertaining or relaxing. The bespoke kitchen is fitted with Neff appliances, a Rangemaster oven, and luxury fittings, complemented by a dedicated utility room and underfloor heating throughout for comfort and convenience.

Upstairs, the private sun terrace offers panoramic views across the Thames Estuary, with power and water connections ready for a rooftop jacuzzi, presenting a rare opportunity for luxury outdoor living by the coast.

The penthouse comprises three generous double bedrooms, including a principal suite with an elegant en suite, plus a contemporary family bathroom. Every element reflects meticulous attention to detail and a commitment to quality.

Residents benefit from lift access to all floors, allocated off-street parking, and use of beautifully maintained communal areas that preserve the grandeur of the building's Edwardian heritage. Ideally positioned just moments from the seafront and within walking distance of Westcliff station, this property offers a perfect combination of history, luxury, and location.

For viewings or further information, please contact:
Kash Martin – Aspire Estate Agents New Homes

www.aspireestateagents.co.uk

Accommodation

Entrance – Secure double entry doors into communal hallway with chequered tiled flooring, video entry system, panelled walls, and lift/stair access to all floors. Private entrance leads into:

Hallway – Engineered walnut flooring with underfloor heating, wall panelling, wall lighting, ceiling roses, spotlights, video phone system, and Automist fire suppression system. Stairs to utility room and doors to:

Utility Room – 2.16m x 1.19m (7'1" x 3'11") – Walnut-effect cabinets, marble-effect quartz surfaces, space and plumbing for washing machine, underfloor heating, and spotlighting.

Bedroom One (Principal) – 6.83m x 4.75m (22'5" x 15'7") – Carpeted, underfloor heating, four sash windows with sea views, wall panelling, ceiling roses, integrated speakers, air conditioning, en suite access.

En Suite – 2.36m x 1.35m (7'9" x 4'5") – Marble-effect tiling, walk-in shower, WC, vanity storage, spotlighting, extractor fan.

Bedroom Two – 4.78m x 3.12m (15'8" x 10'3") – Carpeted, underfloor heating, sash window and skylight, air conditioning, storage cupboard.

Bedroom Three – 3.20m x 3.12m (10'6" x 10'3") – Carpeted, underfloor heating, Velux window, air conditioning, storage cupboard housing boiler.

Bathroom – 2.62m x 2.34m (8'7" x 7'8") – Victorian chequered tiles, part-tiled walls, freestanding roll-top bath, shower cubicle, WC, double vanity unit, heated towel rail.

Open Plan Kitchen/Diner – 4.98m x 3.12m (16'4" x 10'3") – Walnut-effect bespoke cabinets, marble-effect quartz worktops, NEFF fridge/freezer, NEFF dishwasher, double Butler sink, Siemens oven, Bertazzoni Rangemaster oven, five-ring induction hob, extractor, underfloor heating, integrated speakers.

Open Plan Lounge – 5.59m x 4.98m (18'4" x 16'4") – Continuation of walnut flooring, Velux window, patio doors to balcony, wall panelling, air conditioning, integrated ceiling speakers.

Balcony – 3.84m x 4.50m (12'7" x 14'9") – Views over the sea.

Roof Terrace – 7.14m x 5.69m (23'5" x 18'8") – Stone flooring, steel balustrade, panoramic 360° views over Thames Estuary, Southend Pier, Hadleigh Castle; power and water connections for rooftop Jacuzzi.

Exterior

Allocated off-street parking space

Block paved frontage with raised flower beds

Secure gated side access

Lease Information

Lease: Share of Freehold, 999 years remaining

Service Charge: £2,277.21 per annum

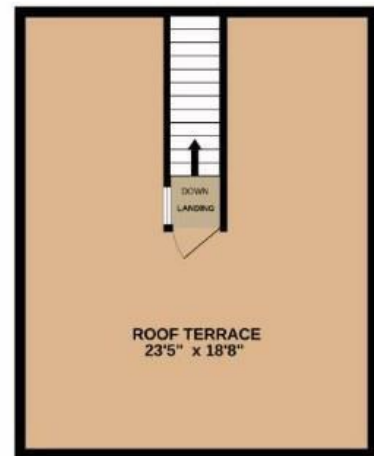
Ground Rent: Peppercorn

Please note: Lease information provided by the vendor has not been independently verified by solicitors.

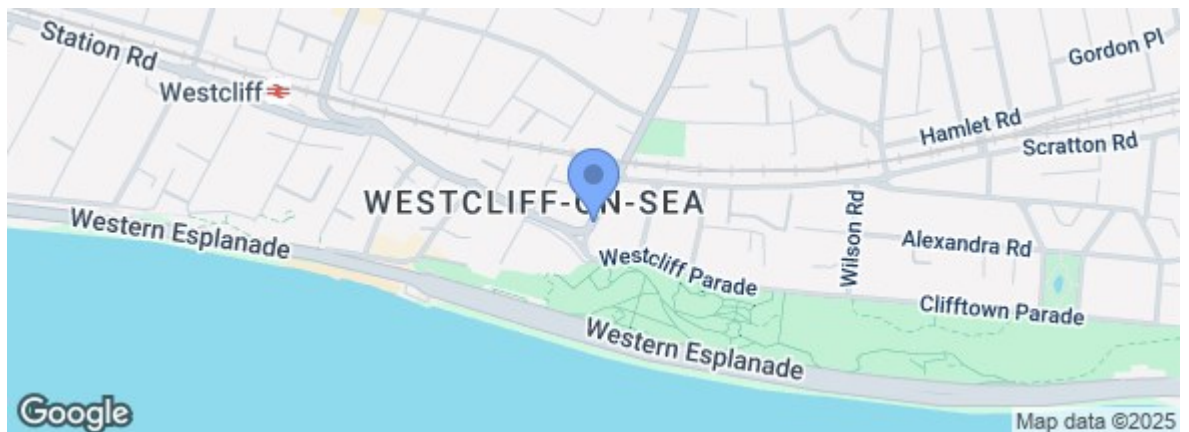
THIRD FLOOR
1306 sq.ft. approx.



ROOF TERRACE
437 sq.ft. approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.