

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



Westcliff Avenue, Westcliff-On-Sea Guide price £650,000

Aspire Estate Agents New Homes are proud to present this exceptional three-bedroom split-level apartment at Beecroft Apartments, offering sophisticated coastal living in one of Westcliff-on-Sea's most iconic Edwardian buildings. Formerly a landmark hotel and cultural hub, the building has been sensitively converted into just nine luxury apartments, blending historic charm with contemporary elegance.

Spanning two levels, the apartment features a spacious open-plan kitchen, dining, and lounge area with underfloor heating, wall panelling, and bespoke finishes. The kitchen is fitted with Mark James cabinetry and high-end Neff appliances, complemented by a dedicated utility cupboard, creating a practical and stylish heart to the home.

The south-facing balcony provides stunning sea views, offering the perfect setting to relax or entertain. The principal suite, positioned on the upper level, benefits from a contemporary en suite bathroom, while the lower level houses two further double bedrooms and an elegant family bathroom. Every element of the interior has been designed with meticulous attention to detail, seamlessly combining period character with modern luxury.

Externally, the apartment includes allocated off-street parking and access to beautifully maintained communal areas, preserving the building's historic elegance. Its prime location is just a short stroll from the seafront, Westcliff station, and a variety of local shops and restaurants. Early viewings are highly recommended to appreciate the quality and space on offer.

For further information or to arrange a viewing, please contact:
Kash Martin – Aspire Estate Agents New Homes

www.aspireestateagents.co.uk

Accommodation

Entrance – Secure double entry communal doors leading to a communal hallway with chequered tiled flooring, panelled walls, video entry system, and lift/stair access to all floors. Apartment entrance on second-floor level.

Entrance Hallway – Carpeted with underfloor heating, ornate coved cornice, spotlighting, video entry phone system, stairs to first floor.

Principal Bedroom – 5.00m x 4.78m (16'5" x 15'8") – Carpeted, underfloor heating, sash bay window with sea views, ornate cornice, ceiling rose.

En Suite – 2.29m x 1.83m (7'6" x 6'0") – Marble-effect tiling, walk-in shower, WC, vanity storage, heated towel rail, spotlighting.

First Floor Landing – Wooden flooring, decorative wall panelling, ornate cornice, spotlighting.

Utility Cupboard – Space for washer/dryer, base units with quartz worktops, eye-level wall units, spotlighting.

Bedroom Two – 4.80m x 4.04m (15'9" x 13'3") – Carpeted, underfloor heating, sash bay window, ornate cornice.

Bedroom Three – 4.11m x 3.33m (13'6" x 10'11") – Carpeted, underfloor heating, sash window, ceiling rose, storage cupboard.

Bathroom – 2.92m x 1.52m (9'7" x 5'0") – Victorian chequered tiles, part-tiled walls, shower cubicle, tiled bath, WC, vanity unit, heated towel rail.

Open-Plan Kitchen/Dining/Lounge – 5.89m x 5.21m (19'4" x 17'1") – Wooden flooring with underfloor heating, bespoke Mark James kitchen, marble-effect quartz worktops, NEFF appliances (oven, induction hob, fridge/freezer, dishwasher), Butler sink, marble splashbacks. Lounge and dining area with sash windows and patio door leading to south-facing balcony.

Balcony – 5.89m x 1.91m (19'4" x 6'3") – Composite decking, metal balustrade, superb sea views.

Exterior

Allocated off-street parking

Block-paved frontage with raised flower beds

Secure gated side access

Lease Information

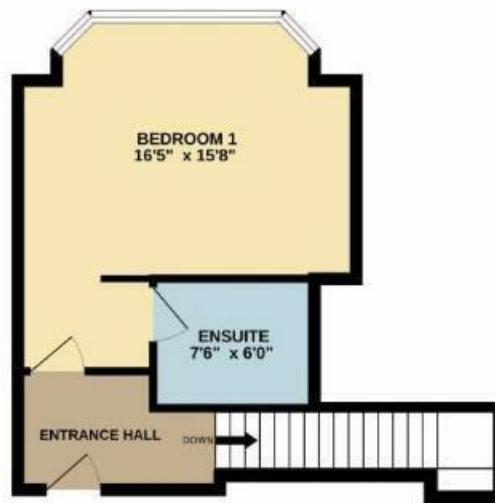
Lease: Share of Freehold, 999 years remaining

Service Charge: £2,161.42 per annum

Ground Rent: Peppercorn

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

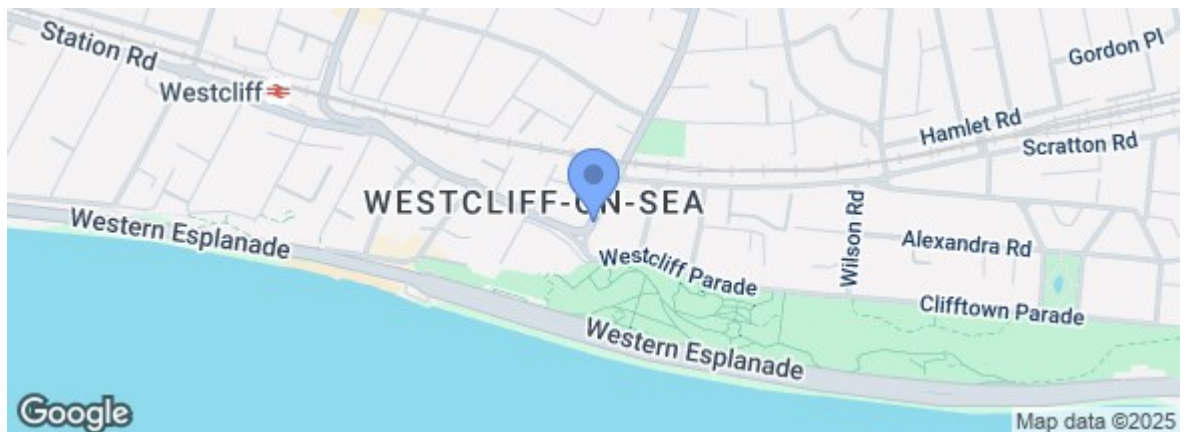
SECOND FLOOR
337 sq.ft. approx.



FIRST FLOOR
779 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.