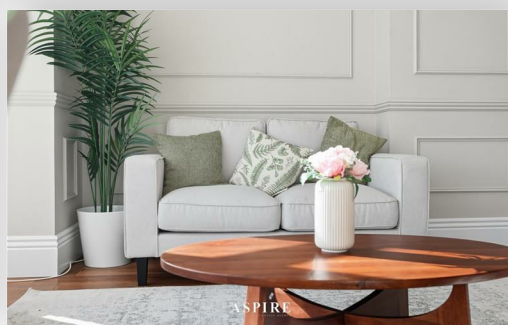


**To arrange a viewing contact us
today on 01268 777400**



Westcliff Avenue, Westcliff-On-Sea Guide price £475,000

Aspire Estate Agents New Homes are delighted to present this outstanding two-bedroom ground floor apartment at Beecroft Apartments – a rare opportunity to secure a home of distinction in one of Westcliff-on-Sea's most iconic buildings.

Once a grand Edwardian hotel and later a celebrated art gallery, this landmark building has been reimagined into just nine exclusive residences. Apartment 2 is a true standout, combining timeless architecture with contemporary coastal living, offering expansive interiors, exquisite craftsmanship, and a private outdoor terrace with breathtaking sea views.

The heart of the home is its generous open-plan living space, seamlessly combining lounge, dining, and kitchen areas. The bespoke Mark James kitchen is fitted with sleek Quartz worktops, a Butler sink, and fully integrated high-end Neff appliances, making it as functional as it is stylish. Elegant sash bay windows frame uninterrupted sea views, while underfloor heating ensures comfort in every season.

The apartment features two spacious double bedrooms, with the principal enjoying stunning sash windows overlooking the estuary, and the second opening directly onto the private terrace. The bathroom is beautifully appointed with luxury fixtures, including a separate corner shower and bath.

The wraparound terrace is a defining feature of this home – an exceptional outdoor retreat that offers panoramic views and space for entertaining or relaxing in privacy. Externally, residents benefit from an allocated parking space and landscaped communal areas that enhance the building's boutique charm.

Perfectly positioned, Beecroft Apartments are just moments from the seafront, a short stroll to Westcliff station with direct trains into London, and within easy reach of shops, restaurants, and leisure amenities.

For further information or to arrange a viewing, please contact:

Kash Martin – Aspire Estate Agents New Homes

Accommodation

Entrance

Access is via secure double-entry communal doors leading into a welcoming hallway with classic chequered tiled flooring, panelled walls, dado rail detailing, and individual post boxes. The building benefits from both a lift and communal staircase, while a video entry phone system ensures security. A private entrance door opens into the apartment.

Entrance Hallway

A stylish introduction to the home with wooden flooring and underfloor heating, wall panelling, ornate coved cornice, spotlighting, and a second video entry phone system. Doors lead to all principal rooms.

Bedroom One

A generous double bedroom, carpeted and complemented by underfloor heating. Finished with ornate coved cornice, ceiling rose with light, and two stunning double-glazed sash bay windows offering panoramic sea views.

Bedroom Two

A second spacious double bedroom, also carpeted with underfloor heating. Includes ornate coved cornice, ceiling rose, and built-in storage cupboard. French doors open directly onto the private wraparound terrace, providing both views and access to outdoor living space.

Bathroom

Luxuriously appointed with chequered tiled flooring and part-tiled walls. Features include a Chatsworth & Grothe vanity unit with wash hand basin, WC, bath, separate corner shower cubicle, heated towel rail, extractor fan, spotlighting, and coved cornice detailing.

Open-Plan Kitchen / Dining / Lounge

Kitchen Area

Finished to an exceptional standard with wood-effect flooring and underfloor heating. The bespoke Mark James kitchen offers a full range of base and eye-level units with marble-effect Quartz worksurfaces and splashbacks, Butler sink with drainer, and integrated Neff appliances including oven, induction hob with illuminated extractor, fridge-freezer, dishwasher, and washer/dryer.

Lounge & Dining Area

A light-filled living space with wood-effect flooring, underfloor heating, wall panelling, ornate coved cornice, ceiling rose, and spotlighting. A double-glazed sash window provides stunning sea views, while patio doors open onto the private terrace.

Private Terrace

A superb wraparound terrace with resin flooring, decorative metal balustrade incorporating original features, and external wall lighting. This unique space offers panoramic sea views and ample room for relaxing or entertaining outdoors.

Externally

The development is set behind attractive block-paved frontage with raised flower beds. The apartment benefits from its own allocated off-street parking space, with gated side access also available.

Lease Information

Tenure: Share of Freehold

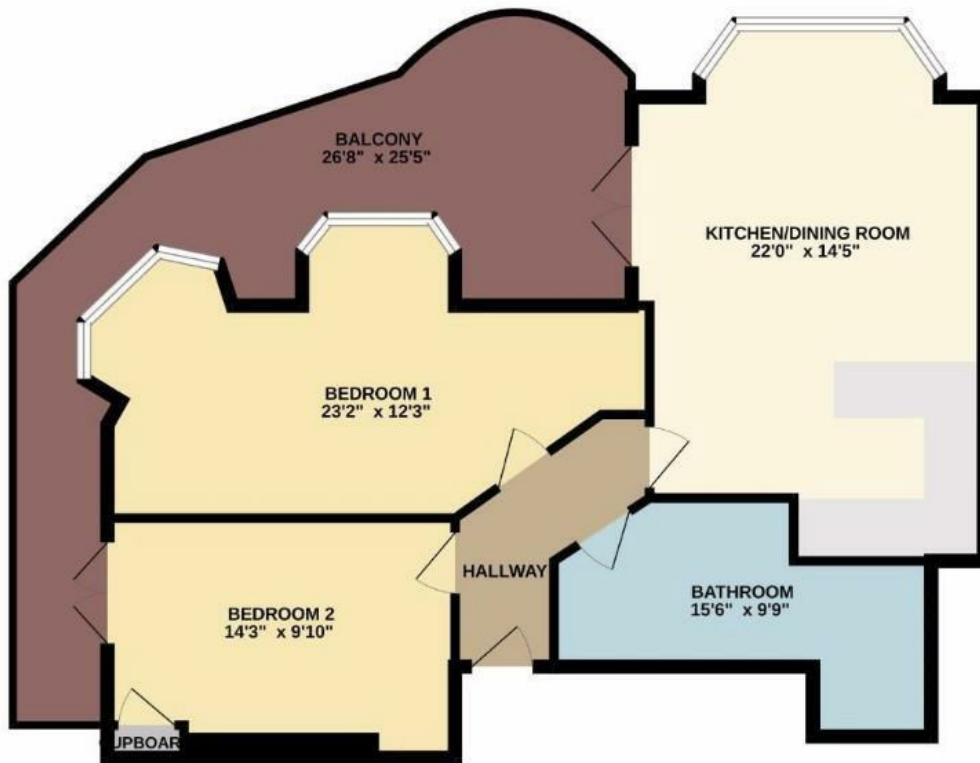
Lease Length: 999 years remaining

Service Charge: £1,447.38 per annum (approx.)

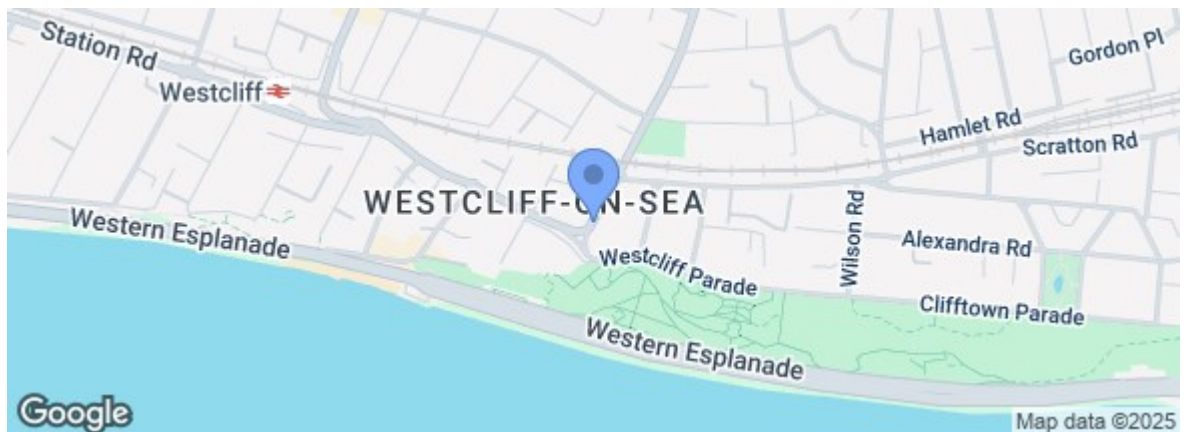
Ground Rent: Peppercorn

Please note: Lease details provided by the vendor. Aspire Estate Agents advise buyers to have these verified by their solicitor.

GROUND FLOOR
765 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.