

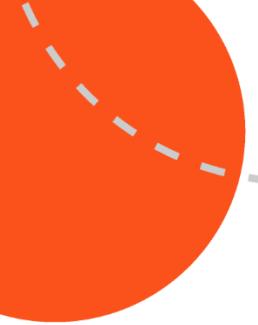


Cobham Road, Westcliff-on-sea, Southend-On-Sea, SS0 8EG  
2-bedroom first floor flat / Price £250,000 / t. 01702 555888

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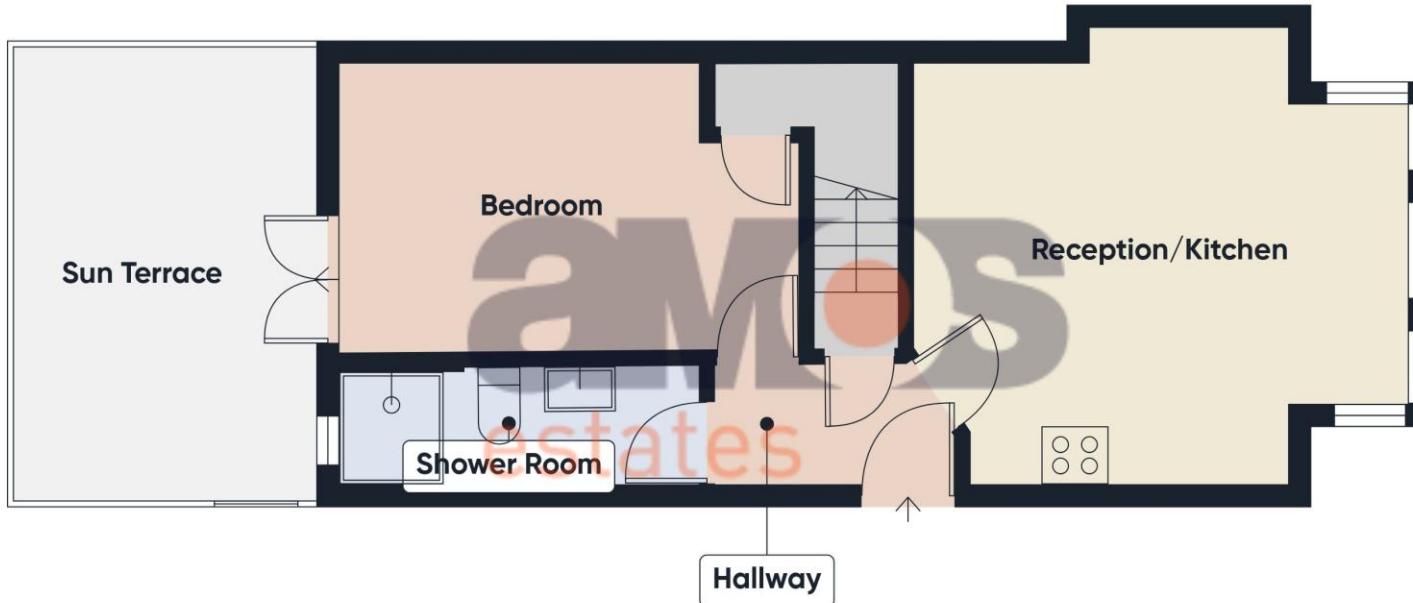


**Set over two floors is this bright and spacious two bedroom duplex flat oozing charm and character with so much to offer. Boasting open plan reception/kitchen, two generous size bedrooms, modern shower room and stunning west facing sun terrace together with own allocated parking space, shared garden, estuary views and a long lease in excess of 150 years.**

Situated in this popular turning, a short stroll from Southend Seafront, local restaurants and Westcliff mainline station with direct links into London Fenchurch Street. Also being a short distance from Hamlet Court Road shopping facilities and Southend Town. Call now to book your viewing!

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**A space to call home.**



Approximate total area<sup>(1)</sup>

514 ft<sup>2</sup>  
47.6 m<sup>2</sup>

Balconies and terraces

109 ft<sup>2</sup>  
10.1 m<sup>2</sup>

Reduced headroom

55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Highlights

- Character Two Bedroom Duplex Apartment
- Open Plan Reception/Kitchen
- Generous Size Bedrooms
- Luxury Bathroom Suite
- Stunning West Facing Sun Terrace
- Shared Garden
- Allocated Parking Space
- Long Lease In Excess Of 150 Years
- Gas Central Heating Via Combination Boiler
- Large Storage Cupboard
- Estuary Views
- Walking Distance To Seafront & Westcliff Station
- Easy Reach of Local Shops & Amenities
- Rare Opportunity

Communal entrance door opening to communal hallway with stairs leading to first floor, and private storage cupboard, private entrance door to entrance hall.

#### **Entrance Hall**

Laminate flooring, power points, smooth plastered and coved ceiling, doors to accommodation off.

#### **Reception Room/Kitchen 14'3 Into Bay x 13' Maximum**

Ceramic double bowl sink inset into a range of roll edge worktops with cupboards and drawers beneath and eye level units, space and plumbing for a washing machine, integrated oven with four ring hob above and extractor over, integrated fridge, cupboard housing combination boiler, power points, laminate flooring, smooth plastered and coved ceiling, UPVC double glazed square bay window to front with views towards the Estuary.

#### **Bedroom Two 13'4 x 8'6**

Exposed wood flooring, radiator, power points, smooth plastered and coved ceiling, storage cupboard, UPVC double glazed French doors leading to sun terrace.

#### **Sun Terrace 12'9 x 8'9**

A beautiful west facing sun terrace with composite decking and glass surround, outside tap and lighting.



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## **Shower Room 9'8 x 4'2**

A modern three piece suite comprising walk-in shower unit with drench style shower head above, separate handheld attachment and tiled surround, push button WC, vanity wash basin with mixer tap and storage below, wood effect flooring, smooth plastered ceiling with inset spotlights, extractor, UPVC obscure double glazed window to rear, stairs leading to bedroom one.

## **Bedroom One 14'9 x 11'8**

Fitted carpet, Velux window, power points, smooth plastered ceiling with inset spotlights, radiator.

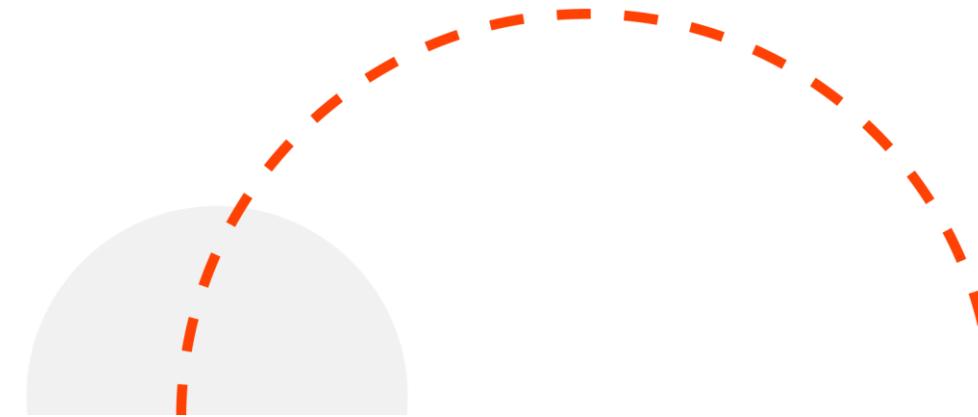
## **Outside**

The property benefits from own allocated parking space and share of garden laid to shingle.

## **Lease Info**

199 Years From 1 August 1992. The service charge is approximately £600 per annum and ground rent is approximately £200 per annum.









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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*

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