



FOR SALE

Stratton House, Westcliff Parade, Westcliff-On-Sea SS0 7QD

£450,000 Share of Freehold Council Tax Band - E

- Second Floor Apartment
- South Facing Balcony with Estuary Views
- Elevated Seafront Position
- Two Bedrooms
- Spacious Lounge Diner & Separate Kitchen
- Bathroom & En-Suite
- Garage to Rear & Visitor Parking
- Passenger Lift
- Share of Freehold
- Short Walk to Seafront & Rail Station

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Attractive second floor apartment affording stunning uninterrupted views across the Estuary from a private south facing balcony. This spacious two bedroom apartment comprises a large lounge diner, separate kitchen, bathroom and en-suite and benefits from a garage to the rear. Stratton House is located on the sought-after Westcliff Parade, just a short stroll from the

seafront and with easy access to the town centre, rail station and travel routes. This stylish purpose built building has a lift and stairs to all floors and visitors parking to the rear. Benefitting from a share of the freehold, viewing is advised.

Entrance

Well-kept communal front entrance with stairs up to the front door and lift access to all floors. Front door into entrance hallway with fitted carpet, storage cupboard and doors to all rooms.

Lounge Diner

Glazed double doors leading into the south facing lounge diner. Fitted carpet, coving, radiator, double glazed window and double glazed sliding doors out to the balcony.

Balcony

Double glazed sliding doors leading out to a covered private south facing balcony with glazed balustrade and elevated views across the Estuary.

Kitchen

Fitted kitchen with a range of wall and base units, tiled splash backs and rolled edge work surface. Integrated oven & hob and Valliant combi boiler. Space for fridge freezer, washing machine and tumble dryer.

Bedroom 1

Bedroom with fitted carpet, radiator, double glazed window to rear and coving. Door to en-suite.

En-Suite

Three piece white suite comprising WC, wash hand basin and shower cubicle with glazed door. Tiled walls, double glazed window and radiator.

Bedroom 2

Currently used as a dressing room, bedroom with fitted carpet, radiator, double glazed window and a range of fitted wardrobes with mirrored sliding doors.

Bathroom

Three piece suite comprising WC, wash hand basin and shower cubicle with glazed door. Tiled walls, double glazed window and radiator.

Garage & Parking

Garage to the rear and visitors parking available.

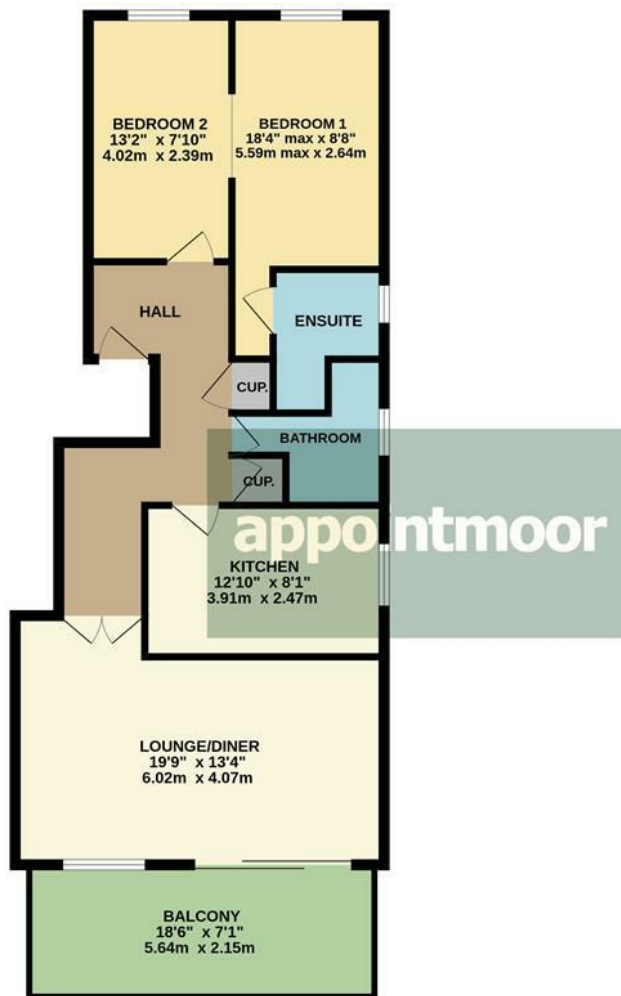
Tenure

Share of freehold
Service charge £200 per month
Ground Rent £0

Agents Notes

Currently used as a 1 bedroom flat.
Originally the flat was laid out as a 2 bedroom flat which can be easily reinstated with minor works.





TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	79
(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		

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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