



# FOR SALE

## Clifton Terrace, Westcliff-On-Sea SS1 1DT

£425,000 Share of Freehold Council Tax Band - B

- Two Bedroom Lower Ground Floor Apartment
- Share Of Freehold
- Beautiful Sea Views
- Bespoke Fitted Wardrobes/Storage Space
- Close To Local Amenities
- Located in the Clifftown Conservation Area
- Fitted Shutters Throughout
- Quiet Location
- Two Double Bedrooms
- Private Low Maintenance Rear Garden

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

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## Description

Appointment are proud to bring to the market Clifton Terrace, a stunning two bedroom lower ground floor apartment being sold with Share Of Freehold, comprising of; two double bedrooms, fitted kitchen with integrated appliances, modern bathroom, bespoke fitted wardrobe & storage space throughout the hallway, large lounge/diner area and a private rear garden consisting of vibrantly coloured decking and shed storage.

Located in the quiet location of Clifftown Conservation Area, this Clifton Terrace apartment is in a fantastic area for a brilliant amount of local amenities such as Southend High Street, restaurants, Cliffs Pavilion, and also within catchment for 'Outstanding' schools. You are also within close proximity to Southend Central Station which takes you directly into London Fenchurch Street and have bus routes nearby. Viewings are highly advised!

### Porch

Single glazed door to entrance, carpet flooring, large storage room, ceiling mounted lighting.

### Entrance / Storage Area

Carpet flooring, radiator, bespoke fitted wardrobes surrounding, spotlight lighting.

### Lounge/Diner

Wooden flooring, radiator, single glazed obscure windows to side aspects, single glazed windows to rear aspect, single glazed French door to rear aspect, wall mounted lighting.

### Kitchen

Wooden flooring, single glazed door to side aspect, single glazed window to side aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated oven & grill, ceiling mounted lighting.

### Bedroom 1

Wooden flooring, radiator, single glazed bay window with fitted shutters, feature electric fireplace, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, single glazed window to rear aspect, pendant lighting.

### Bathroom

Wood effect flooring, heated towel rail, P-shaped panelled bath with shower system over, hand basin, W/C, extractor, spotlight lighting.

### Lean To With Utility Cupboard

Concrete flooring, single glazed door to rear aspect, single glazed window to rear aspect, utility storage cupboard housing Ideal combi boiler space & plumbing for washing machine.

### Rear Garden

Vibrant colourful decked garden area, large shed to remain, shrubs & flowerbeds.

### Front Of Property & Parking

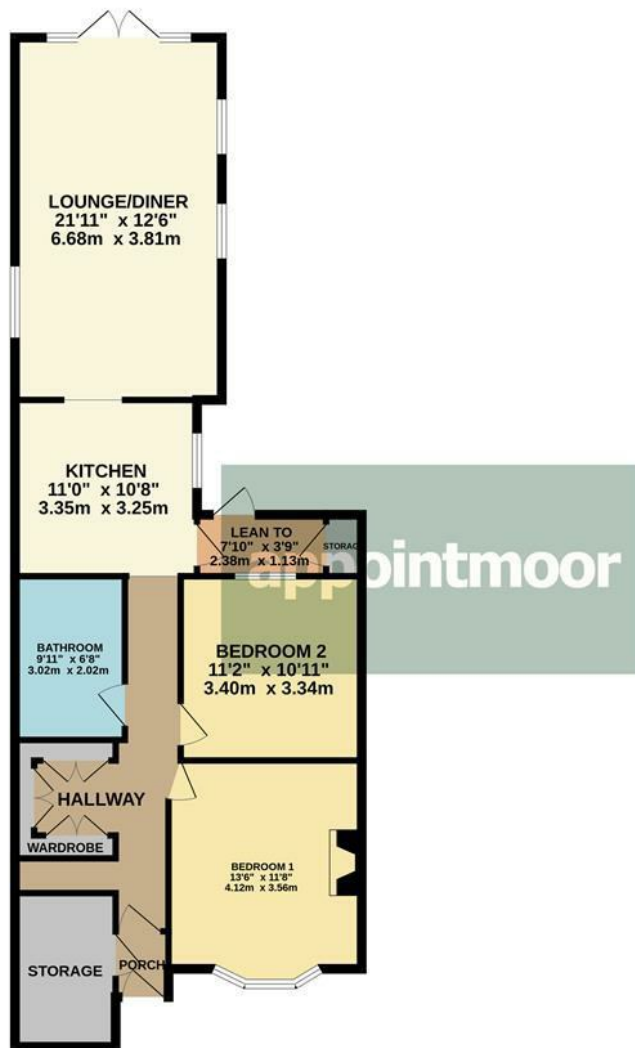
Victorian tiles to entrance, laid stone patio south facing seating area, on street permit parking.

### Tenure

Share Of Freehold  
No Ground Rent  
Service Charges - Ad Hoc basis.



GROUND FLOOR  
957 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (89.0 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.  
Made with Metropix 6/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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