



FOR SALE

Overcliff, Manor Road, Westcliff-On-Sea SS0 7SE

£475,000 Share of Freehold Council Tax Band - E

- Eighth Floor Apartment
- South Facing Balcony with Sea Views
- Two Double Bedrooms
- Large Lounge Diner
- Fitted Kitchen
- Bathroom & Shower Room
- Two Allocated Parking Spaces
- Lift to All Floors
- Share of Freehold
- Moments from Seafront & Less Than 5 Min Walk to Westcliff Train Station

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

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Description

Superb two double bedroom apartment located on the eighth floor with private south facing balcony. Overcliff is a highly regarded apartment building located at the sea end of Manor Road, just moments from the seafront and less than a 5 min walk to Westcliff Train Station and local amenities. The apartment offers a spacious lounge diner with south facing balcony offering far reaching Estuary views and further window to side aspect, good size separate kitchen,

bathroom, shower room and two double bedrooms with fitted storage. Offered with a share of freehold and benefitting from two allocated underground parking spaces with further over ground residents communal parking. Passenger lift to all floors, secure Entryphone system and hallway storage cupboards. Viewing highly advised.

Entrance

Well kept communal areas with secure entry phone system and passenger lift to all floors. Front door into apartment hallway with fitted carpet, two storage cupboards, radiator, coving and dado rail. Doors to all rooms.

Lounge Diner

Great size lounge diner affording superb views across the Estuary. Double glazed window to side aspect and double glazed full length window and sliding doors leading out to the south facing balcony. Fitted carpet, dado rail, coving and two radiators.

Balcony

Private south facing balcony with decking and glass balustrade offering far reaching views across the Estuary and beyond.

Kitchen

Fitted kitchen to the side aspect with double glazed window offering Estuary views. Tiled floor, tiled walls and spotlighting. The kitchen has a range of fitted wall and base units with rolled edge work surface and inset sink and drainer with mixer tap. Integrated oven and space for appliances.

Bedroom 1

Bedroom to side aspect with double glazed window offering Estuary views. Fitted carpet, fitted wardrobes with mirror doors and additional lighting, radiator and coving.

Bedroom 2

Bedroom to side aspect with double glazed window offering Estuary views. Fitted carpet, fitted wardrobes, radiator and coving.

Bathroom

Three piece white suite comprising WC, vanity wash hand basin and bath with shower over and glazed screen. Vinyl floor, double glazed window to side aspect, inset spotlights and Sussex Steyning Stainless Steel heated towel rail.

Shower Room

Three piece suite comprising WC, wash hand

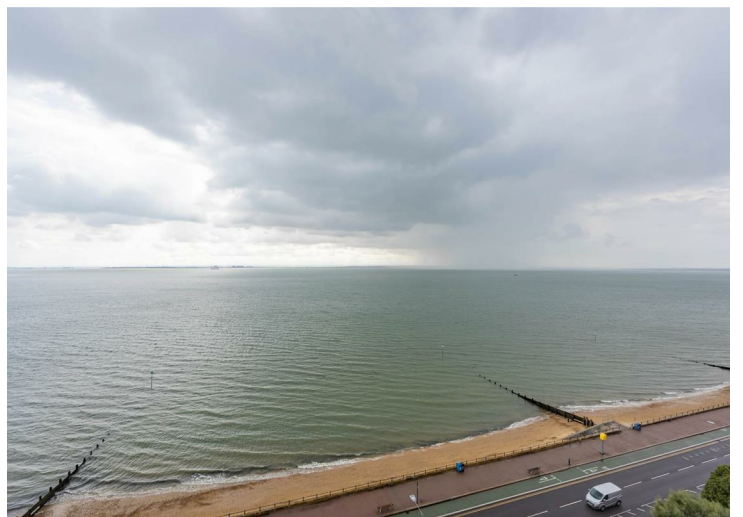
basin and shower cubicle with glazed door. Tiled walls, vinyl floor, inset spotlights and chrome heated towel rail.

Parking

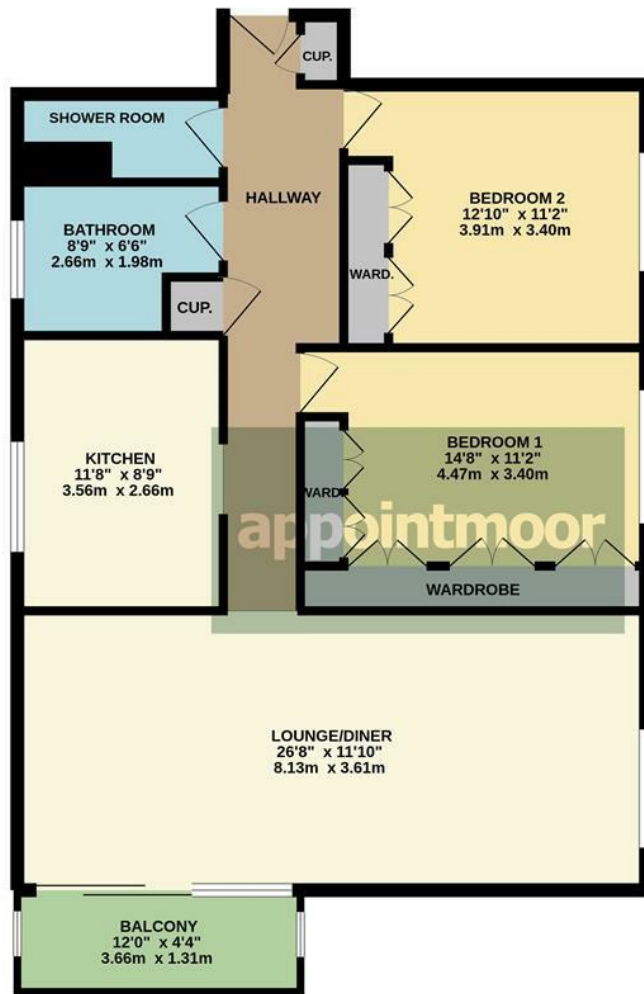
Two allocated parking spaces in the secure underground car park. Further additional residents parking.

Tenure

Share of Freehold
Service Charge - £1,600 per year payable 6 monthly
Council Tax Band - E



EIGHTH FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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.
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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	78	82

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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