



# FOR SALE

## Pembury Road, Westcliff-On-Sea SS0 8FG

Guide Price £350,000 Leasehold Council Tax Band - B

- Ground Floor Two Bedroom Apartment
- Large Lounge/Kitchen/Dining Area
- Balcony With Stunning Estuary Views
- Two Double Bedrooms
- Two Bathrooms With Underfloor Heating
- Modern Throughout
- Healthy Lease Length
- Gated Car Park With Allocated Space
- Situated A Stones Throw From Westcliff On Sea Beach
- Walking Distance To Westcliff Station

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

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## Description

\*\*\*GUIDE PRICE £350,000 - £375,000\*\*\* In the charming Pembury Road of Westcliff-On-Sea, this delightful two-bedroom ground floor apartment is a true gem waiting to be discovered. Boasting a modern interior spread across 1,005 sq ft, this property is perfect for those seeking a blend of style and comfort.

As you step inside, you are greeted by a spacious lounge/kitchen/dining area that exudes contemporary elegance. The integrated 'MIELE' appliances add a touch of luxury to the space, making it ideal for both relaxing and entertaining. The highlight of this apartment is undoubtedly the private balcony offering stunning views of the estuary, providing a serene spot to unwind after a long day.

Convenience is key with this property, as it is within walking distance to Westcliff on Sea station, offering easy access to the city for work or leisure. The two bathrooms, complete with underfloor heating, provide a touch of indulgence, you also have the added security of having an allocated parking space within a gated car park and a phone entry system for all guests.

Don't miss the opportunity to make this modern haven your own and experience the best of coastal living in Westcliff-On-Sea.

### Entrance

Solid oak wooden door to entrance, wooden flooring, radiator, storage cupboard with space & plumbing for washing machine, phone entry system, spotlight lighting.

### Lounge/Kitchen/Diner

Wooden flooring, radiators, double glazed French doors to balcony, double glazed windows to front aspect, spotlight lighting.  
Kitchen - wooden flooring, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 5 point 'MIELE' induction hob with extractor over, integrated fridge/freezer, integrated 'MIELE' oven/grills, integrated 'MIELE' wine cooler, integrated 'MIELE' dishwasher, spotlight lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay windows to front aspect with fitted blinds, double glazed windows to side aspect with fitted blinds, fitted wardrobes, spotlight lighting.

### En-Suite

Tiled flooring, heated towel rail, tiled walls, walk in shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to front aspect, fitted wardrobes, spotlight lighting.

### Bathroom

Tiled flooring with underfloor heating, heated towel rail, partially tiled walls, panelled bath with shower system over, hand basin with storage under, W/C, extractor, spotlight lighting.

### Balcony

Decked balcony with stunning estuary views.

### Front Of Property & Parking

Stairs leading to property communal entrance, allocated parking space in a secure gated carpark.

### Tenure

Leasehold

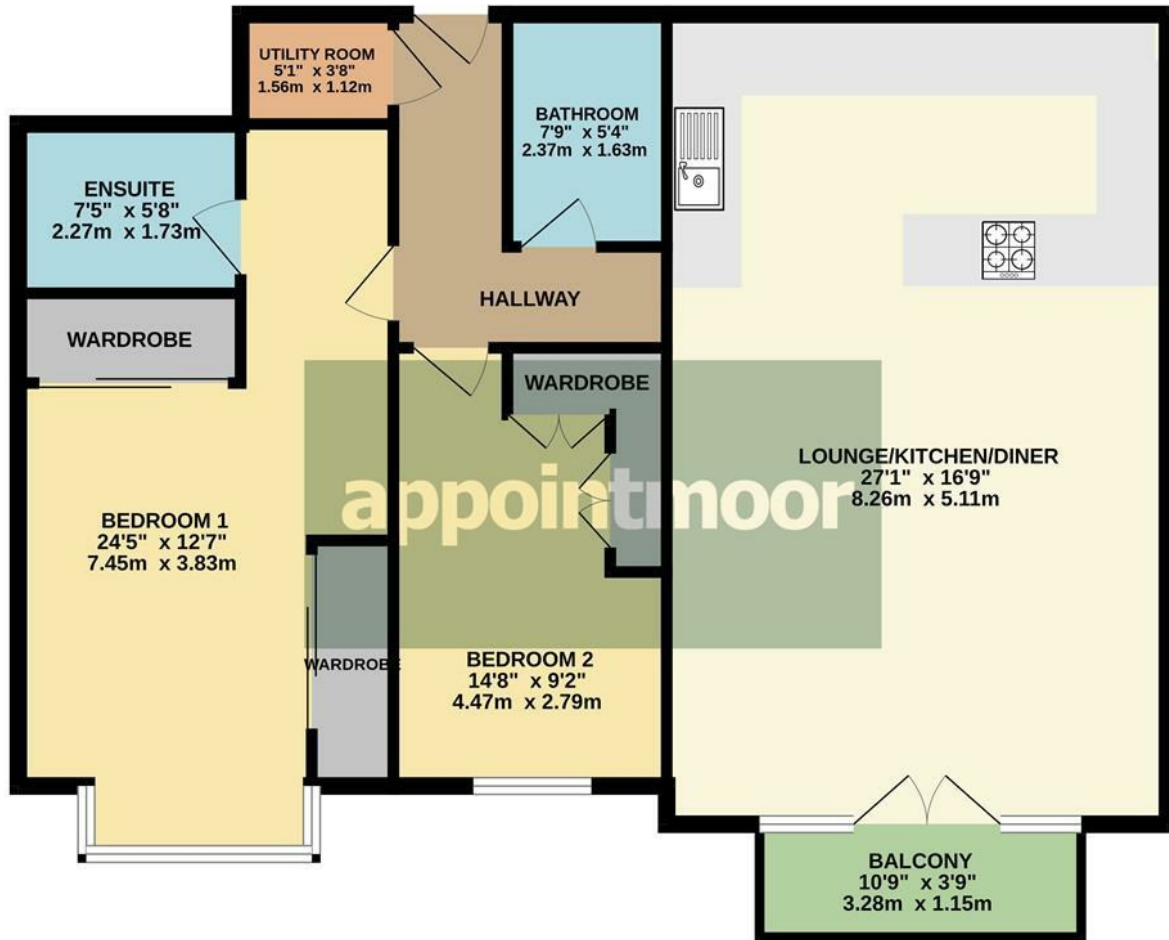
Lease Remaining - 111 years

Ground Rent - £300.00 per annum

Service Charge - £1,632.00 per annum



GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA: 1005 sq.ft. (93.4 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		82	82
	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			
(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		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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