



# FOR SALE

## Palmerston Road, Westcliff-On-Sea SS0 7FJ

Offers Over £260,000   Leasehold   Council Tax Band - C

624.31 sq ft

- Stylish Two Bedroom Second Floor Flat With Contemporary Finishes Throughout
- Approx Just A Four Minute Walk To The Beach For Ultimate Coastal Living
- Private Balcony With Partial Sea Views – Perfect For Morning Coffee
- No Onward Chain – Ready To Move In
- Bright And Airy Open Plan Kitchen And Lounge Space
- Secure Gated Underground Parking With Designated Space
- Steps From Westcliff Train Station – Ideal For Commuters
- Access To Communal Roof Terrace With Stunning Sea Views
- Close To Seafront Cafés, Restaurants, And Cliffs Pavilion Theatre
- Sophisticated Monochrome Colour Palette With Gold Detail Features

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

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## Description

HOW DOES LIVING APPROXIMATELY JUST A FOUR MINUTE WALK FROM THE BEACH SOUND?

A stylish two bedroom, second floor flat with partial sea views from a private balcony is ready and waiting for you. With no onward chain and contemporary fixtures and fittings throughout, moving in will be a breeze.

The property boasts two double bedrooms, a seamlessly flowing kitchen/lounge and a modern 3 piece suite bathroom. Ideal for a first time buyer or somebody looking for easy commuting with coastal perks, being just opposite Westcliff Train Station and a short walk to the beach.

Here you would have a secure designated parking space, underground of the building with gated access, making parking your car convenient and secure.

Close by to a whole host of sea front amenities including independent restaurant and cafes, this home has an abundance to offer; coastal living meets commuter convenience.

### Measurements

Kitchen

9'10 x 9'2 (3.00m x 2.80m)

Lounge

11'1 x 14'4 (3.38m x 4.39m)

Hallway

14'9 x 5'3 x 2'11 (4.50m x 1.62m x 0.90m)

Bedroom One

8'5 x 13'9 (2.58m x 4.21m)

Bedroom Two

6'8 x 12'3 (2.04m x 3.74m)

Bathroom

7'2 x 4'9 (2.20m x 1.47m)

### Interior

Upon entering this stylish second floor flat, you're welcomed into a generous hallway that offers a clear line of sight straight through to the kitchen. Immediately to the left is Bedroom 2, a cosy double room ideal for guests, child or an optional home office. To the right, a large double-doored storage cupboard provides ample room for coats, shoes, and household essentials. An additional storage cupboard is also found to the left meaning plenty of room for your belongings. Further along the hallway, on the right-hand side, is the contemporary fully tiled bathroom, featuring modern fixtures, a low-level W/C, hand basin, and a full-sized bath with an overhead shower and a glass screen. Opposite the bathroom, Bedroom 1 is a spacious double room bathed in natural light, thanks to its large windows, creating a bright and inviting retreat. At the end of the hallway lies the modern kitchen, fitted with modern base and wall units, electric hob and oven with space for a fridge/freezer. The kitchen space flows seamlessly into the adjoining lounge, where large doors lead out to a private balcony offering partial sea views to the right – a perfect spot for relaxing with your morning coffee. Throughout the flat, you'll find modern light fixtures, gold detail feature switches and sockets, plush carpeting underfoot in the bedrooms and a sophisticated monochrome colour scheme that ties the entire space together with a clean, contemporary feel.

### Exterior

A huge bonus with this stylish second floor flat is the private, gated underground parking. With a designated parking space, you'll never have to stress about finding a place for your car. You enter the property through a gate and via steps, a secure entry fob system to enter and also an intercom phone system to conveniently allow guests access from your home when visiting, a small staircase up to the flat and through tidy communal areas. There is also a roof terrace area which residents have access to use, meaning glorious sea views and space to socialise on sunny days.

### Location

An ideal location for anybody commuting, across the road from Westcliff Station, you'll be ready and on the way to work in a flash. The location also offers wonderful seafront pleasures, just a short walk to the beach, local restaurants serving up tasty dishes, cafe's and ice cream parlours for those sunny strolls with friends and family. Also within walking distance to Cliffs Pavilion Theatre, showcasing a variety of entertainment for those who enjoy the arts. You are a short drive to the high street and the very popular Leigh-On-Sea Broadway where you can enjoy cocktail evenings and yummy brunches.

### School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery  
Belfairs Academy

### Tenure

Leasehold - 100% Ownership.

Years remaining: 82

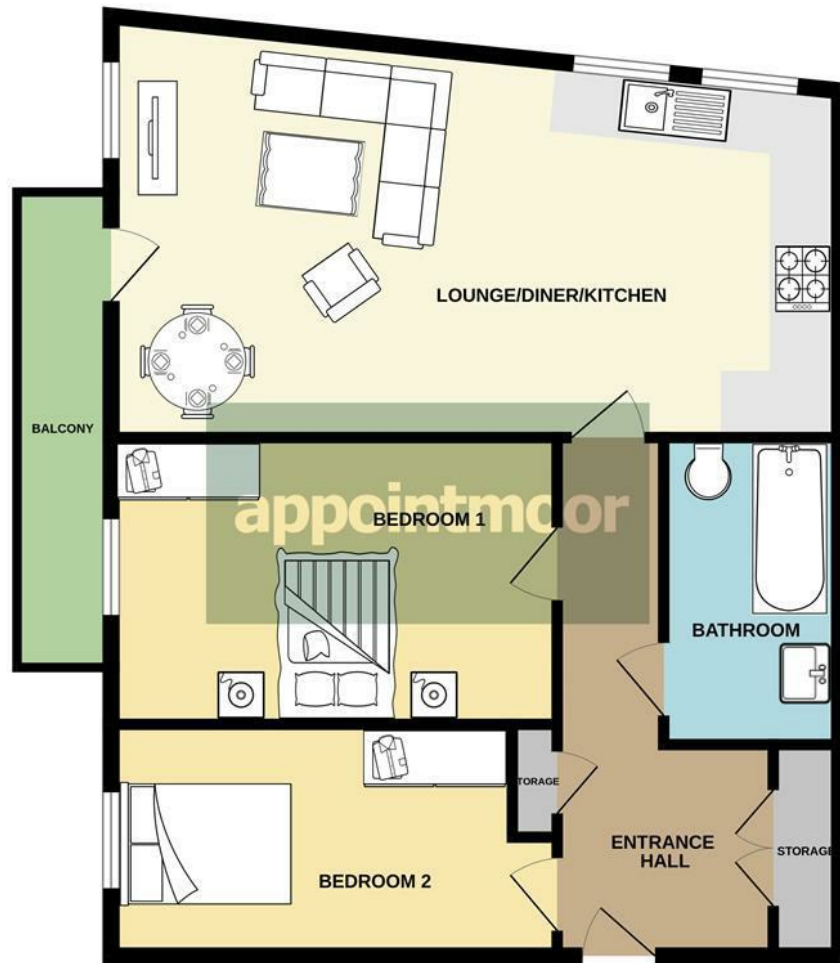
Annual Service Charge: £1942.80 (Monthly payments of £161.90)

Managing agent: Guinness Home Partnership.





## SECOND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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