



FOR SALE

Westcliff Parade, Westcliff-On-Sea SS0 7QP

Guide Price £800,000 Share of Freehold Council Tax Band - E

1517.71 sq ft

- Two Bedroom Coastal Location Maisonette
- Large Double Bedrooms With En-Suites
- Private Balcony With Panoramic Sea Views
- Gated Driveway Parking For Multiple Vehicles
- Bright Lounge With Sea-Facing Bay Window
- Close To Cliffs Pavilion, Seafront, And Transport Links
- Seamless Living Layout
- Ornate Cornicing And Vibrant Period Detailing
- Prime Corner Plot With Exceptional Curb Appeal
- Spacious Kitchen With Large Island

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

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Description

*** GUIDE PRICE £800,000 - £850,000 ***

This stunning multi-level period maisonette effortlessly combines timeless character with modern living. With two generously sized double bedrooms each boasting luxurious en-suites, every room featuring beautifully detailed decor throughout, it's the perfect blend of comfort, style and picturesque location. The upper level opens into a flowing living space with a bright lounge, charming ornamental fireplace, and a rustic designed wooden kitchen complete with sea views from your own private balcony.

Set on a desirable corner plot, the home provides a gated driveway for up to three cars, mature planting and a sunny south-facing deck, perfect for outdoor entertaining and relaxing. Its elegant exterior and pristine presentation create instant curb appeal.

Located on Westcliff Parade, you're ideally positioned within walking distance of Cliffs Pavillion theatre, the seafront, plus a huge host of coastal amenities. Excellent transport links by bus and rail add convenience, making this property an ideal home or seaside retreat.





Measurements

10'4" (3.16)

Hallway

10'5 x 4'8 (3.18m x 1.44m)

Lounge

18'7 x 12'8 (5.68m into bay x 3.88m)

Kitchen

13'2 x 21'9 (4.02m x 6.64m)

Dining Area

13'2 x 10'4 (4.02m x 3.16m)

Bedroom 1

13'0 x 13'10 x 15'5 (3.98m x 4.24m x 4.71m into bay)

Bedroom 1 Ensuite

8'0 x 6'10 (2.46m x 2.09m)

Bedroom 2

12'2 x 11'4 (3.71m x 3.47m)

Bedroom 2 Ensuite

5'6 x 8'11 x 6'11 (1.68m x 2.74m x 2.12m)

W/C

6'7 x 5'4 (2.01m x 1.64m)

Ground Floor

Entering through a side aspect door, the welcoming entrance hall, shared with the neighbouring apartment, instantly sets the tone with beautifully curated period style decor and original timeless flooring tiles in the porch. Internally, both bedrooms are located on the ground floor and are spacious double rooms, each with a modern, private en-suite. Bedroom 1 enjoys a stunning bay window and a luxurious en-suite featuring a freestanding bath and twin sinks. Both rooms are adorned with ornate corning, detailed wallpaper, and plush carpeting, offering character and charm. From the hallway, stairs to the first floor guide you to the heart of the home.

First Floor

The stairs lead into a versatile dining or snug area, easily adaptable to suit your lifestyle, ideal as a study or large reading area. This space flows effortlessly into the lounge, boasting a sea-facing bay window, ornamental fireplace, white wood flooring, and elegant chandelier lighting. The adjoining kitchen carries a rustic, wooden aesthetic with a generous island, five-point oven and hob, plenty of

space for culinary enthusiasts. A breakfast bar or small dining table fits perfectly and the kitchen opens onto a panoramic balcony with breath-taking sea views, creating a seamless indoor-outdoor experience.

Exterior

This corner plot property enjoys enviable curb appeal, with a gated driveway that accommodates up to three vehicles, offering both convenience and peace of mind. The grounds are thoughtfully landscaped with mature shrubbery and artificial grass ensuring low-maintenance greenery all year round. A south-facing decked area provides the perfect sun-soaked spot for al fresco dining or relaxation with sea views.

Location

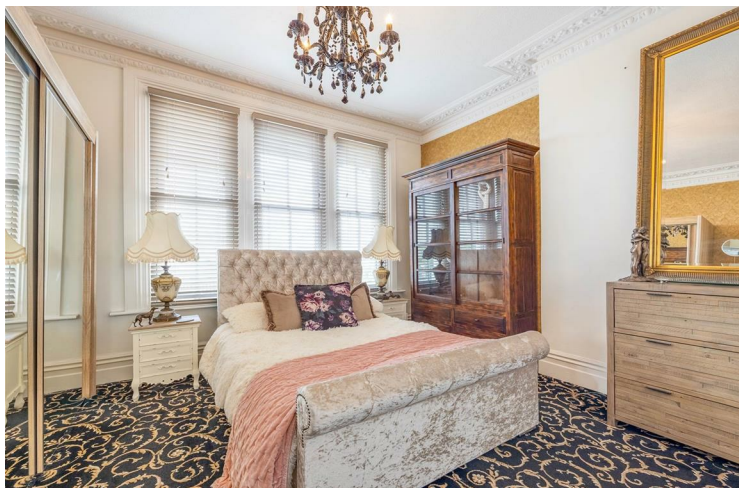
Situated on the desirable Westcliff Parade, this residence offers the perfect blend of tranquillity and connectivity. Elevated above the main seafront road, it provides peaceful living with easy access to coastal attractions. Just a short walk brings you to the Cliffs Pavilion theatre, bustling promenade, restaurants, and amusements. Excellent transport links are also close by, with nearby train stations and bus routes making commuting a breeze.

School Catchments

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

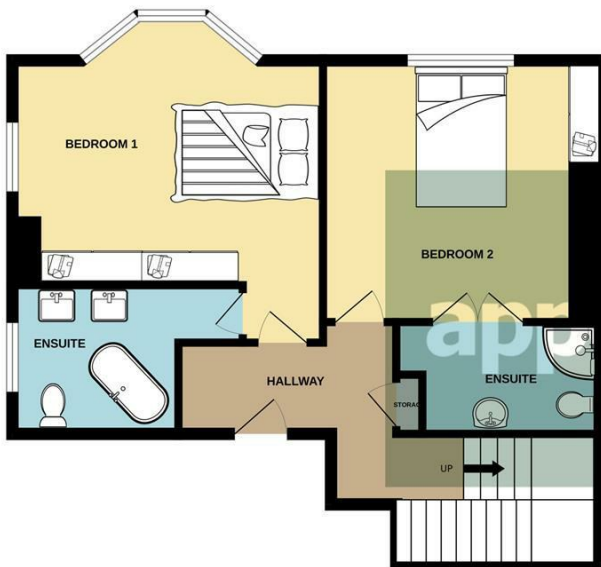
Tenure

Share Of Freehold.
156 Years lease remaining





GROUND FLOOR



1ST 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) 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	

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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