

bear

Estate Agents



* NO ONWARD CHAIN, SECURE PARKING FOR TWO CARS AND PANORAMIC SEA VIEWS *
Bear Estate Agents are thrilled to bring to the market, this grand 8th floor apartment with stunning sea views from almost every window within this much requested purpose built development. The flat is being sold with a share of the Freehold.

- 8th Floor Apartment
- Three Piece Bathroom & Separate Shower Room
- Sizeable Open Plan Lounge/Diner
- Two Double Bedrooms with Sea Views and Built-in Wardrobes
- Private Balcony Offering 180 Degree Panoramic Views Across the Estuary
- Lift Access To Your Door
- Two Allocated Secure Parking Spaces
- Fully Fitted Kitchen with Integrated Dishwasher
- Well Tended Communal Gardens
- No Onward Chain

Manor Road

Westcliff-on-Sea

£475,000



Manor Road



The accommodation comprises: Lift service to all floors, well tended communal hallways. Internally there is a large entrance hallway, two double bedrooms, large bathroom/w.c and separate shower room/w.c, fitted kitchen and a spacious living room with access the contemporary balcony with feature glass screen.

Further benefits include double glazed windows, gas central heating, lift service to all floors, secure parking with two allocated parking bays and well tended communal gardens with an impressive vista of the Thames Estuary.

The property is positioned on the doorstep to a wealth of amenities including Westcliff Train Station that offers direct access into Central London within 55 minutes. The ever-popular Hamlet Court Road is also a stones throw away, offering a selection of shops and restaurants, whilst the picturesque seafront is also just a short walk away.

Communal Entrance

Stairs and lifts to all floors.

Entrance Hall

Radiator, two storage cabinets, wall-mounted security entry phone and doors to:

Lounge/Diner

26'8 x 11'10

Dual aspect living room, double glazed window to the side aspect with stunning sea views, double glazed sliding doors leading onto the contemporary glass balcony with the most impressive panoramic 180 degree views towards the Kent coastline and two double radiators.

Kitchen

11'8 x 8'9

Double glazed window to the side aspect with incredible views over the surrounding town and estuary coastline, vinyl flooring, tiling to walls, a range of base and wall level storage units complemented with roll edge worktops, inset one and a quarter bowl sink unit with mixer tap, four ring electric hob with extractor fan over, built-in oven, integrated dishwasher and space for various other utilities.

Bedroom One

14'8 x 11'2

Double glazed window to the side aspect with incredible sea views, radiator and an extensive range of built-in mirrored wardrobes.

Bedroom Two

12'10 x 11'2

Double glazed window to the side aspect with incredible and panoramic sea views, radiator and built-in wardrobes.

Bathroom/w.c

8'9 x 6'6

Smooth ceilings with multiple inset downlighters, vinyl flooring, obscure double glazed window to the side aspect, vanity sink unit with a mixer tap and storage, wall-mounted storage, WC, panel bath with a glass shower screen, mixer tap and overhead shower attachment, tiling to walls and a wall-mounted heated towel rail.

Shower Room/w.c

8'9 x 4'2

Smooth ceilings, multiple inset downlighters, extractor fan, vinyl flooring, tiling to walls. The white suite comprises a WC, sink unit with a mixer tap, shower enclosure and a chrome heated towel rail.

Secure Parking

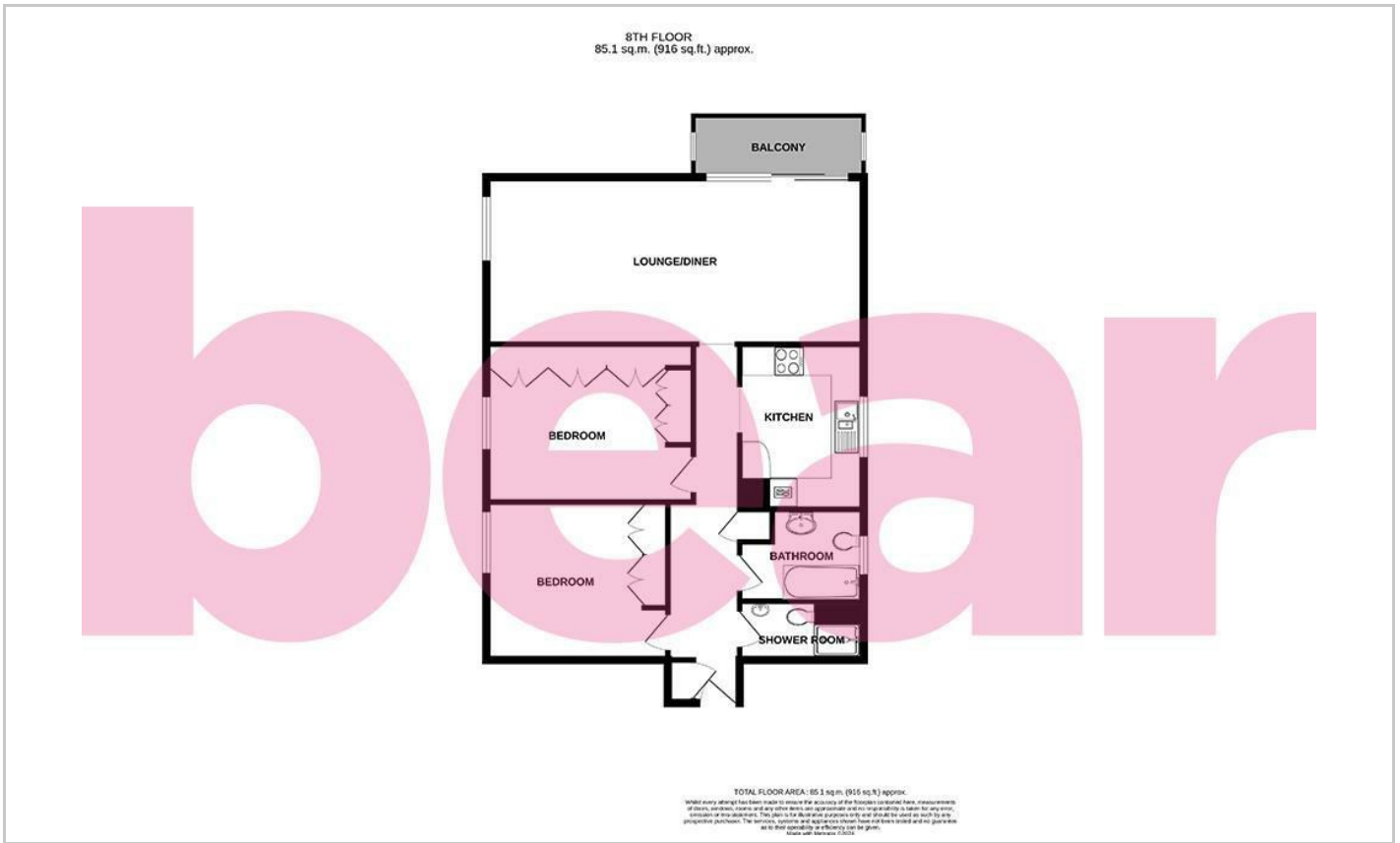
Two allocated parking spaces in the secure underground car park. Further additional residents parking.

Agents Note

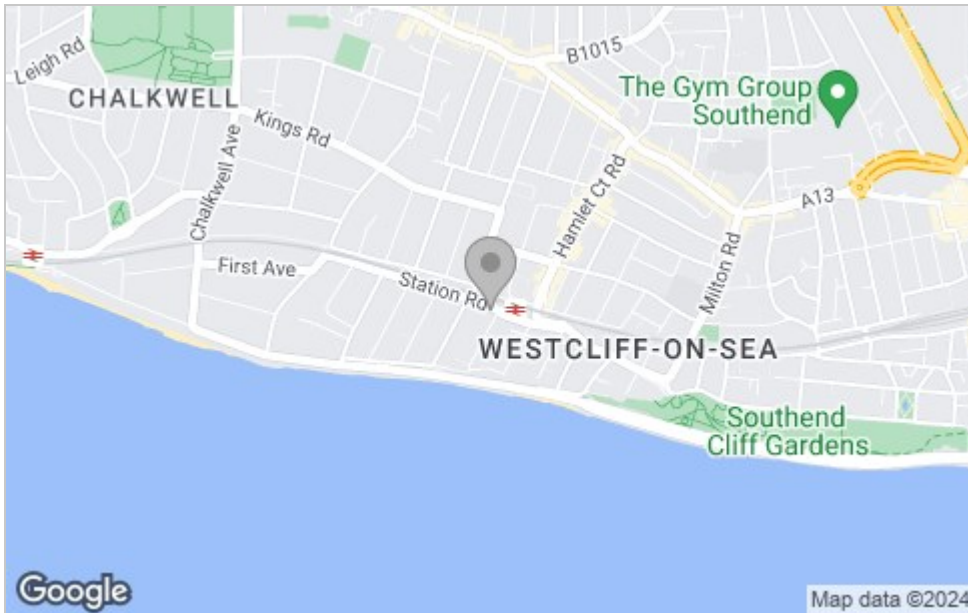
The property is being sold with a share of the Freehold. The service charge is £3200 per annum from June 1st 2024.



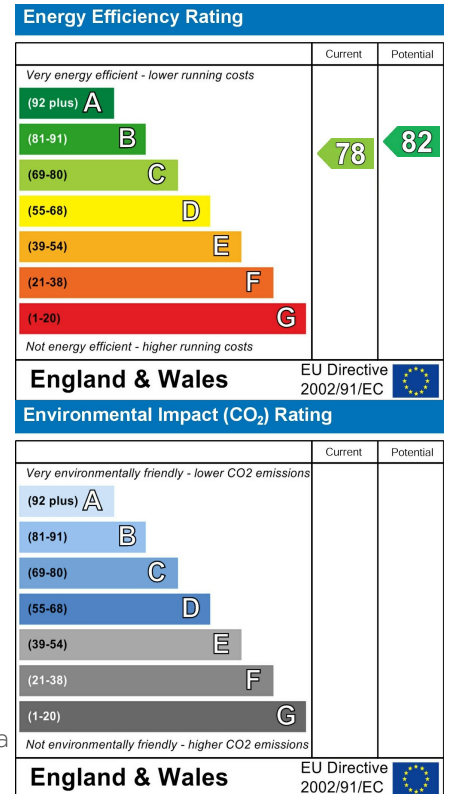
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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