



* £370,000 - £390,000 * Share of Freehold
* No Onward Chain * A beautifully presented top floor apartment situated within the Clifftown conservation area comprising two double bedrooms, a sunny lounge offering access to a South facing balcony with stunning panoramic estuary views and a convenient garage. Primely positioned in Clifftown Parade with close proximity to the city centre high street offering excellent transport links.

- Stunning top floor apartment presented with No Onward Chain
- Share of Freehold and a Long Lease
- Sought after location within walking distance to Southend High Street
- Two spacious Double bedrooms
- Spacious and sunny South facing lounge
- Panoramic Estuary views
- Coveted Four-piece Bathroom Suite
- Close proximity to road and railway travel links
- Charming period features throughout the property

Clifftown Parade

Southend-on-Sea

£370,000

Price Guide



Clifftown Parade



Bear Estate Agents are delighted to bring to the market this beautifully presented top floor flat located within the desirable Clifftown Conservation area. Internally, the accommodation comprises of two spacious double bedrooms, a light and airy sizeable lounge which features french doors leading onto a private South facing balcony overlooking the Southend Victorian Cliff Gardens and the Estuary, a stylish kitchen, excellent storage and a modern four-piece bathroom. The property also boasts period features throughout including stunning high ceilings, coving and ceiling roses. Further benefits include access to a convenient garage, gas central heating and double glazing throughout. The property also has the advantage of a sought-after share of freehold.

Clifftown Parade is a sought-after road situated in the beautiful and historic Clifftown conservation area in the centre of Southend-on-Sea which is a five minute walk from the High Street and its many shops. The prime location of the property is perfect for transport links, offering two major train stations with direct connections to London Fenchurch Street, London Liverpool Street as well as Stratford London in less than an hour, as well as multiple bus routes and easy access to both the A127 within ten minutes and A13 within five minutes.

Two Bedroom Top Floor Apartment

Landing

Lounge

14'10 x 13'6

South Facing Balcony

Kitchen

10'6 x 6'4

Bedroom One

14'6 x 13'4

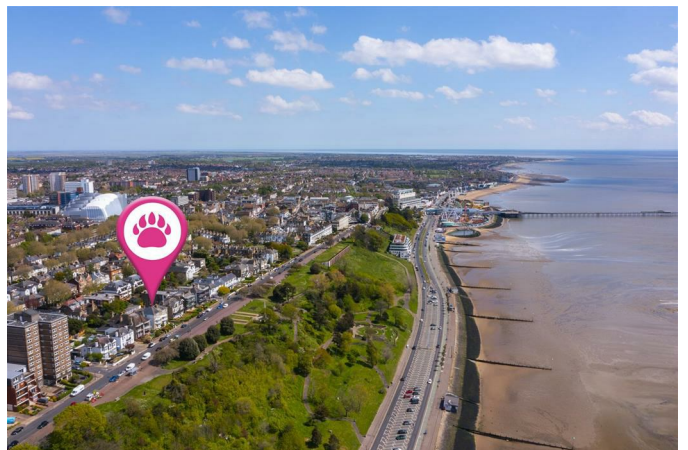
Bedroom Two

12'6 x 12'5

Three Piece Bathroom

Garage

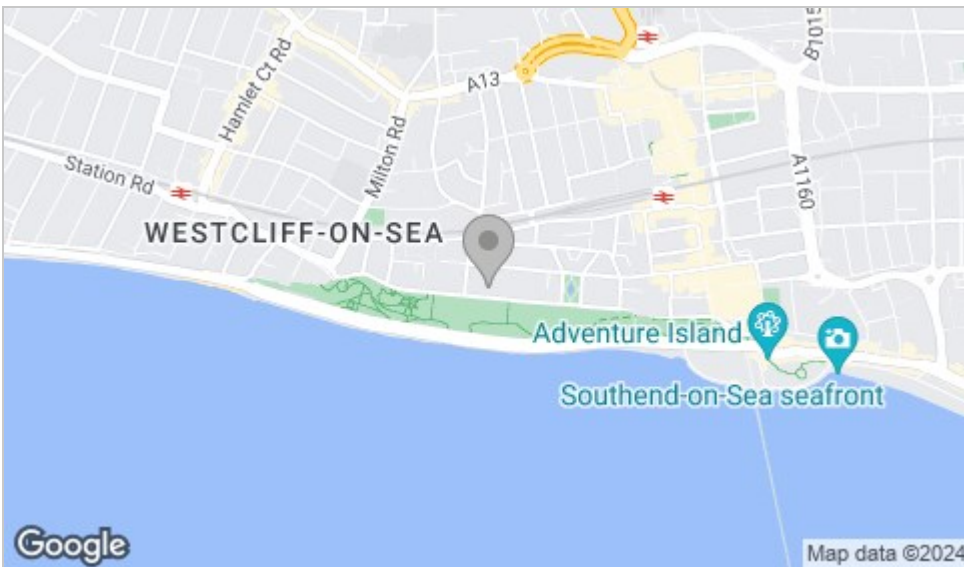




Floor Plan



Area Map



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.

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Energy Efficiency Graph

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		