



5 Winton Hall, Westcliff Avenue, Westcliff-On-Sea, Essex, SS0 7QT

Two Bedroom Second Floor Apartment / **Price:** £240,000 Leasehold / **Tel:** 01702 207720

**amos**





Take a look at this well-presented **two-bedroom** apartment, located on the second floor and offering comfortable, modern living throughout. The property features a spacious separate living room, a contemporary fitted kitchen, and a stylish three-piece bathroom suite. Both bedrooms are of good size, and the apartment also benefits from one allocated parking space for added convenience. Winton Hall is a well-maintained period development, offering residents a clean and secure living environment in a desirable location.

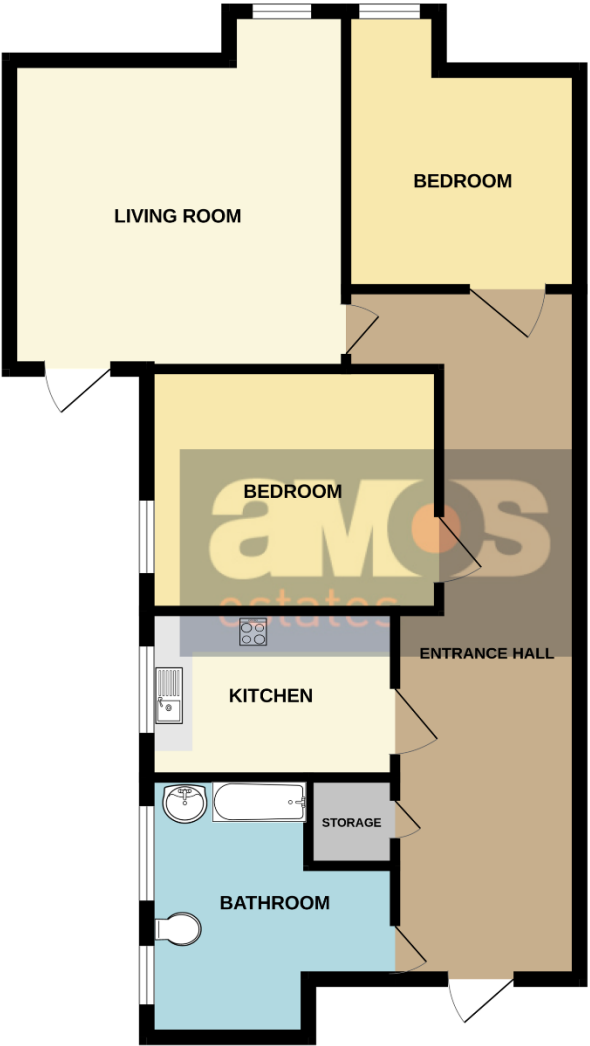
Located just a minute's walk from the seafront, where you'll find local shops, eateries, and the renowned Cliffs Pavilion. Public transport links are also close by, providing easy access to surrounding areas. The neighbourhood is well-served by schools and offers a blend of period charm and convenient coastal living.

**No onward chain!**

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GROUND 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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## Property Information

- / Second Floor Apartment
- / Two Bedrooms
- / Well-Designed Living Room & Fitted Kitchen
- / Brand new combo boiler that comes with a 5 year warranty (from Feb 2025)
- / Three Piece Bathroom
- / Allocated Parking Space
- / EPC Rating: Pending
- / Council Tax Band: B
- / Close Proximity to the Seafront, Local Shops and Public Transport Links.
- / No Onward Chain!



Entrance door leading to:

### **Communal Hall /**

Fitted carpet, staircases to accommodation with fitted carpet and wood balustrade, plastered and coved ceiling, post box.

### **Entrance Hall /**

26'8 x 3'0 plus 5'7 x 2'9

Plastered and coved ceiling, fitted carpet, phone entry system, storage cupboard, radiator, power points, doors leading off:

### **Bathroom /**

9'3 x 8'5

Three piece suite comprising of integrated p-shaped bath with fitted shower unit and safety glass screen, vanity unit with sink top and mixer tap, low level w/c, double glazed windows, plastered ceiling with integrated spotlights, tiled flooring, part tiled walls, chrome heated towel rail.

### **Kitchen /**

10'5 x 6'9

Fitted at both eye and base level in a range of modern grey units with working surface over, integrated fridge/freezer, integrated induction hob with extractor fan above, sink unit with mixer tap and drainer, double glazed window, wood effect floor covering, plastered and coved ceiling, part tiled walls, radiator, power points.

### **Living Room /**

13'3 x 12'5

Double glazed window, plastered and coved ceiling, fitted carpet, door to fire escape, radiator, power points.









## Bedroom One /

9'5 x 9'0 plus 12'4

Double glazed window, plastered and coved ceiling, fitted carpet, radiator, power points.

## Bedroom Two /

11'0 x 9'1

Double glazed window, plastered and coved ceiling, fitted carpet, radiator, power points.

## Outside /

One allocated parking space.

## Lease Details /

Remaining Term: 125 years from October 2020

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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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