



Flat 8 Courtway House 127-129  
Hamlet Court Road  
Westcliff-On-Sea  
SS0 7EW

Guide price £600,000



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This stunning penthouse apartment with beautiful sea views comes with a host of incredible features we can't wait to show you! As you enter into the hallway, you can really see how bright and spacious the apartment is with three double bedrooms, en-suite and dressing room to master, large lounge with balcony, stunning kitchen/diner with balcony, study and immaculate family bathroom. This property has also been upgraded by the current owners with some fantastic smart home features from built in speakers in every room where you can listen to multiple different songs at the same time to remote control feature lighting through the Alexa app. Its not just the high specification of this apartment we love, its also the location. Located on Hamlet Court Road, you have various restaurants and shops on your door step, a 9 minute walk to Westcliff Station and an 11 minute walk to Westcliff seafront where you can enjoy long walks throughout the year.



**Entrance**  
Stairs and lift leading to private penthouse floor with three storage cupboards with locks, sky lights, smooth ceiling with pendant lighting, carpeted flooring, door into:

**Hallway**  
Door into hallway comprising security phone entry system, smooth ceiling with fitted spotlights, carpeted flooring, sky light, radiator, cupboard housing sound system, storage cupboard, doors to:

**Kitchen/Diner**  
19'10" x 18'2" (6.07m x 5.54m)  
Range of wall and base level units with Silestone work surfaces above incorporating one and a half inset stainless steel sink with instant hot tap, drainer inset into work surface, integrated Siemens induction hob with extractor unit over, double oven, wine cooler, dishwasher and fridge freezer, radiator, Control4 system incorporating Casa Tunes multi room music system, mood lighting, glass splash back, laminate flooring, smooth ceiling with fitted spotlights, double glazed window to rear and side, double glazed sliding doors to rear leading onto balcony.

**Balcony:** Glass panelled balustrade with artificial grass flooring and sea views.

**Utility Room**  
6'9" x 5'6" (2.08m x 1.68m)  
Range of wall and base level units with Silestone work surfaces above incorporating inset stainless steel sink with mixer tap, space for washing machine and tumble dryer, glass splash back, laminate flooring, smooth ceiling with pendant lighting, extractor fan, cupboard housing boiler, sensor lighting, extractor fan, and storage heater system.

**W/C**  
Two piece suite comprising wall mounted wash hand basin with mixer tap and low level w/c, tiled flooring, partially tiled walls, smooth ceiling with sensor lighting, radiator, extractor fan.

**Study**  
11'6" x 8'7" (3.51m x 2.62m)  
Double glazed window to rear, smooth ceiling with fitted spotlights, radiator, surround sound, carpeted flooring.

**Lounge**  
18'4" x 17'5" (5.61m x 5.33m)  
Double glazed window to rear, double glazed sliding doors to rear leading to balcony, smooth ceiling with fitted spotlights and pendant lighting, carpeted flooring, surround sound, radiator.

**Balcony:** Glass panelled balustrade with artificial grass flooring and sea views.

**Master Bedroom**  
27'9" x 10'5" (8.48m x 3.18m)  
Double glazed windows to side, smooth ceiling with fitted spot lights and surround sound, radiator, carpeted flooring, sliding doors into:

**Dressing Room**  
8'5" x 6'0" (2.57m x 1.83m)  
Door into dressing room with fitted rails, shelves and drawers for storage, carpeted flooring, smooth ceiling with fitted spotlights, sky light and surround sound.

**En-suite**  
Four-piece suite comprising shower cubicle with rainfall shower over and handheld attachment, free standing bath with shower attachments, his and hers sinks set into vanity units, low level w/c, vanity cupboard, chrome heated towel rail, tiled flooring, partially tiled walls, mirror with lighting, surround sound, smooth ceiling with fitted spotlights.