

**DEDMAN
GRAY**

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Flat 4, 17 Palmeira Avenue, Westcliff-On-Sea

In Excess of £425,000



Spacious 2 bed apartment with estuary views in sought-after area. Features include balcony, en-suite, modern bathroom, off-street parking, impressive lease, large private cellar, designated parking space, close to seafront, station, and shops.

- Spacious 2 bedroom apartment with lift facility
- Lounge/diner 18'5 x 13'4 with balcony with estuary views
- Master bedroom which is split level and has an en-suite shower room
- Modern 3 piece bathroom
- Fitted kitchen/diner with access to own balcony with estuary views
- Off street parking
- Easy access to the seafront for promenade walks
- Close to Westcliff station and local shops
- Good lease with 987 years remaining

Lounge/Diner

18' 5" x 13' 4" (5.61m x 4.06m)

Double glazed patio doors to rear leading to private balcony which is east facing and with estuary views, coved cornice to smooth plastered ceiling with downlighter, radiator.

Kitchen/Breakfast room

12' 5" x 11' 9" (3.78m x 3.58m)

Narrowing to 7'5. Range of base and eye level units with roll top work surfaces above incorporating a stainless steel sink unit with mixer taps, integrated oven with electric 4 ring hob and extractor unit over, integrated fridge and separate freezer, Bosch dishwasher and plumbing for washing machine, radiator, tiled splash backs, coved cornice to smooth ceiling, down lights. windows to front and door leading to private balcony which is west facing and has estuary views,

Bedroom 1

17' 9" x 11' 6" (5.41m x 3.51m)

Double glazed window to rear with estuary views, coved cornice to smooth plastered ceiling, two radiators, bedroom is split on two levels, carpeted.

En Suite Shower Room

Comprises of a shower cubicle with triton electric shower over, wash hand basin with mixer taps, low flush WC, heated towel rail, extractor fan, smooth plastered ceiling with down lighters

Bedroom 2

15' 6" x 11' 8" (4.72m x 3.56m)

Extending to 13'1 Bay window to front with sea views and bespoke fitted bench with storage beneath, coved cornice to smooth plastered ceiling, radiator, storage cupboard, picture rail

Bathroom

8' 3" x 6' 1" (2.51m x 1.85m)

Narrowing to 3'9 Three piece suite comprising of panelled bath with shower attachment over, wash hand basin set into vanity unit and low level w.c, tiled walls and flooring, further vanity unit with roll top worktops, extractor fan.





Communal Garden

Communal garden area with paved seating area and shrub borders, also this apartment has its own large private cellar for storage

Off Road

1 Parking Space

Parking space providing off street parking for one car, steps leading up to the communal entrance door and raised decked seating area.

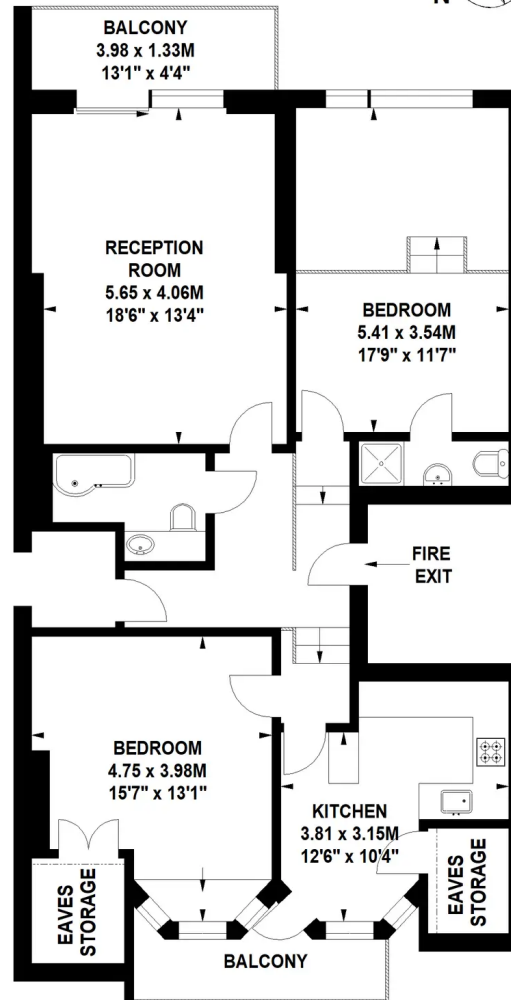
**Palmeira Avenue,
Westcliff, SS0**

Approximate Gross Internal Area

94.01 sq m / 1012 sq ft

**Including Eaves Storage
(Eaves Storage)**

5.11 sq m / 55 sq ft



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only



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