

# bear

*Estate Agents*



\* ON THE BEACHFRONT \* MOMENTS FROM TRAIN STATION \* RESIDENTS PARKING \* PRIVATE BALCONY WITH SEA VIEWS \* SOUGHT-AFTER ART-DECO BUILDING \* HUGE FLOORPLAN \* This renovated and spacious, two double bedroom first-floor flat, offers double bedrooms with a luxury four-piece bathroom, kitchen-breakfast room, large dining room and a lounge with access to a private balcony which commands beautiful Estuary views and views of Southend Pier. The beachfront and its bars and restaurants are on the doorstep, while supermarkets, Westcliff Station and bus links are moments away. For schooling, both Barons Court and Milton Hall primary schools and Belfairs Academy are within the catchment area. There is residents' parking, underfloor heating, a high-level of finish throughout and the added benefit of being offered with no onward chain - making this a must-view!

- Prestigious beachfront 'Art Deco' building
- Residents parking
- Underfloor heating
- Fitted wardrobes
- Moments from beachfront and Westcliff Station for commuters
- Incredibly spacious interiors
- Breathtaking sea views from private balcony
- Contemporary four-piece bathroom
- Modern kitchen with breakfast bar and Estuary views
- Amenities and bus links very close by

## Seaforth Road

Westcliff-on-Sea

**£500,000**

Offers In Excess Of



# Seaforth Road



## Frontage/Parking

Door entry system, access to communal gardens, direct access to seafront, residents parking to rear.

## Communal Entrance

Traditionally styled entrance hall with staircase riding to first-floor private entrance door, with door entry phone system.

## Private Entrance Hall

Italian porcelain tiled floor with underfloor, skirting, spotlighting, doors to all rooms.

## Lounge

15'3" x 11'5"

Double glazed aluminium doors to private balcony offering breathtaking Estuary views and of Southend Pier. Large Italian porcelain tiled floors with underfloor heating, skirting.

## Private Balcony

Spacious tiled balcony with sea views and room for table and chairs, outdoor lighting.

## Kitchen

14'4" x 8'0"

Double glazed aluminium bi-folding window to front aspect, offering sea views, modern kitchen units both wall-mounted and base level comprising; tempered glass work surfaces with glass splashback, breakfast bar, stainless steel sink with mixer tap and drainer, countertop mounted 'Zip' tap with hot water, filter and sparkling water, 'Miele' three burner induction hob, 'Miele' double oven incorporating warmer drawer, integrated dishwasher, space and plumbing for washing machine, integrated fridge/freezer, 'Worcester Bosch' combination gas fired boiler inside cupboard, Italian porcelain tiled floor with underfloor heating, spotlighting.

## Master Bedroom

16'7" x 13'1"

Double glazed aluminium window to side aspect overlooking the gardens and french doors for balcony access, Italian porcelain tiled floors with underfloor heating, skirting.

## Dining Room

13'10" x 12'0"

Double glazed aluminium window to side aspect, Italian porcelain tiled floors with underfloor heating, skirting, wall lighting.

## Bedroom Two

12'4" x 9'10"

Double glazed aluminium window to side aspect overlooking the gardens, large fitted wardrobes, Italian porcelain tiled floors with underfloor heating, skirting.

## Bathroom

9'8" x 8'7"

Obscured aluminium double glazed window to side aspect, low flush w/c, wall mounted wash basin with designer mixer tap, free-standing bath with shower attachment, walk-in shower with drencher head and secondary shower attachment, heated towel rail, Italian porcelain tiled floors with underfloor heating, partially tiled walls, extractor fan, spotlighting.

## Communal Gardens

Large communal garden with seating, planting borders, sea views and access to beachfront.

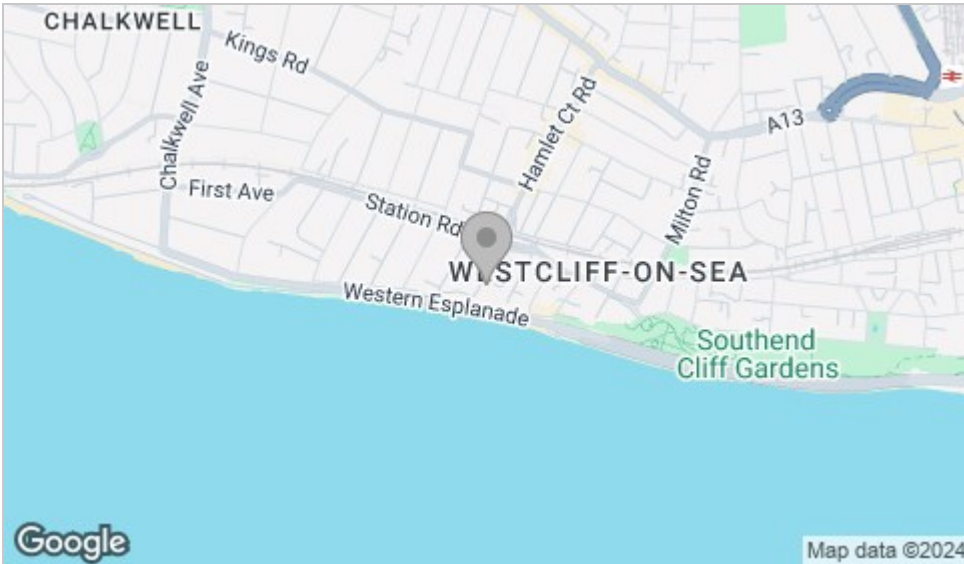




# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		