



* £275,000 - £300,000 * NO ONWARD CHAIN * GARAGE AND PARKING * AMAZING SOUTH-WEST FACING ESTUARY VIEWS * THREE DOUBLE BEDROOMS ALL WITH WARDROBES * LARGE RECEPTION SPACE * MOMENTS FROM THE SEAFRONT AND STATION * TWO BALCONIES * This enviable seafront location offers incredible Estuary views, quick access to the beachfront and its restaurants, the amenities of Southend High Street and both train lines servicing London for commuters. The property boasts three large double bedrooms all with built-in wardrobes, a spacious lounge-diner, a separate kitchen-breakfast room, three-piece family bathroom, ample storage throughout and externally, a private single garage, shared parking and well-kept communal spaces. For schooling, Barons Court and Milton Hall primaries, Belfairs Academy and the grammar schools of the borough are all local options, while there are amenities and bus links very close by. This property has an exceptionally large floorplan, amazing views and a great location.

- Private garage
- Incredible views of the Estuary from two balconies
- Large reception room with separate kitchen-breakfast room
- Bright west-facing rooms
- Short walk to both train lines servicing London
- Shared parking
- Three double bedrooms all with built-in wardrobes
- Ample hallway storage
- Seafront location
- Sought-after location in a well-kept building

Westcliff Parade

Westcliff-On-Sea

£275,000

Price Guide



Westcliff Parade



Frontage/Parking

Shared parking at front and rear of property with access to a private single garage, as well as resident permit parking on the roadside. Communal porch with door/phone entry system for access to communal entrance hall with lift access and stairs rising to upper floors, rear access to parking and garages and caretaker's office.

Private Entrance Hall

5'8" > 68'6" x 22'1"

Large double-door storage cupboard and additional airing cupboard, doors to all rooms, storage heater, skirting, wood effect lino flooring.

Master Bedroom

17'3" x 8'1"

French doors and window to west facing balcony, large built-in wardrobes, storage heater, skirting, wood effect lino flooring.

Bedroom Two

14'11" x 9'0"

UPVC double glazed window to side aspect, built-in wardrobes, storage heater, skirting, lino flooring.

Bedroom Three

14'11" x 8'10"

UPVC double glazed window to side aspect, built-in wardrobes, storage heater, skirting, wood effect lino flooring.

Lounge-Diner

15'5" x 13'6"

UPVC double glazed sliding door for access to main west facing balcony, storage heater, skirting, wood effect lino flooring.

Kitchen-Breakfast Room

11'8" x 8'9"

UPVC double glazed window to rear aspect, gloss kitchen units both wall-mounted and base level comprising; stainless steel 1.5 sink and drainer with chrome mixer tap, four ring burner electric hob, space for appliances, coving, skirting, tile effect lino flooring.

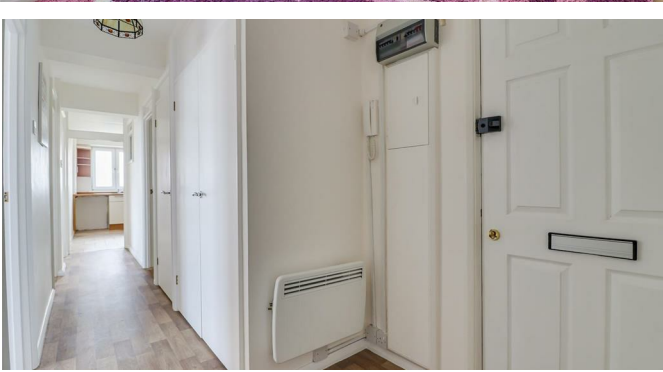
Three-Piece Family Bathroom

8'5" x 5'7"

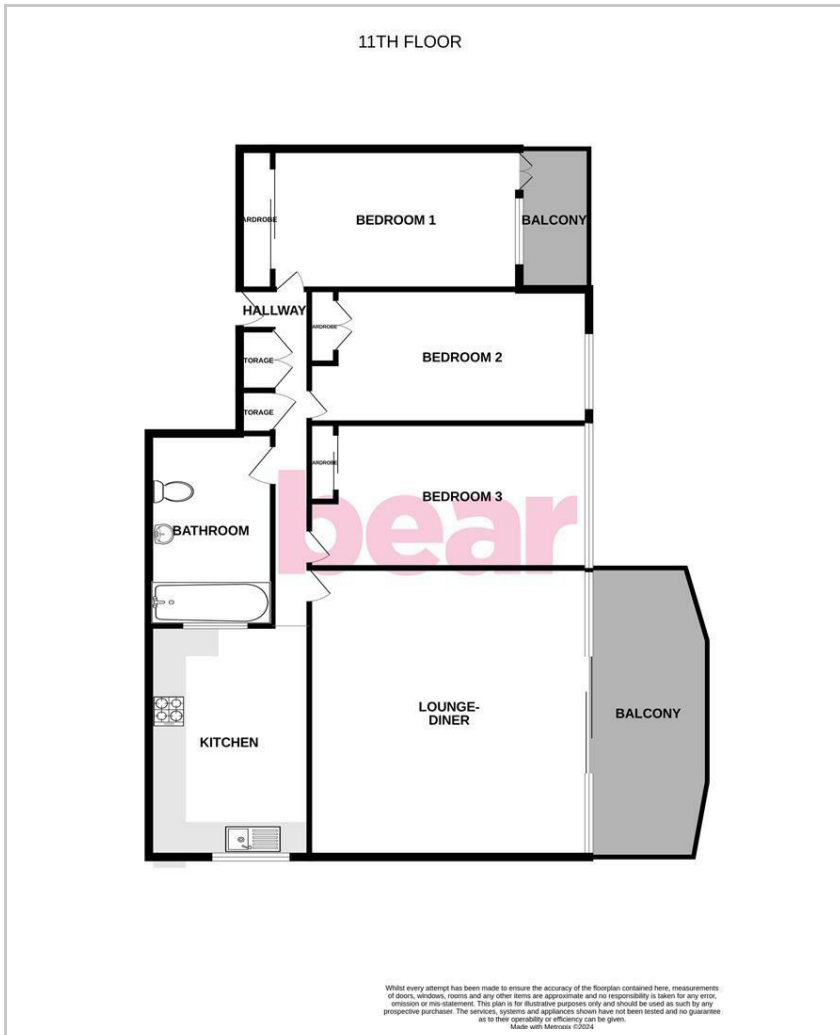
Obscured window through to kitchen, tiled bathtub with shower attachment and chrome taps, pedestal wash basin with chrome mixer tap, low-level w/c, fully tiled walls, tile effect line flooring.

Two Balconies

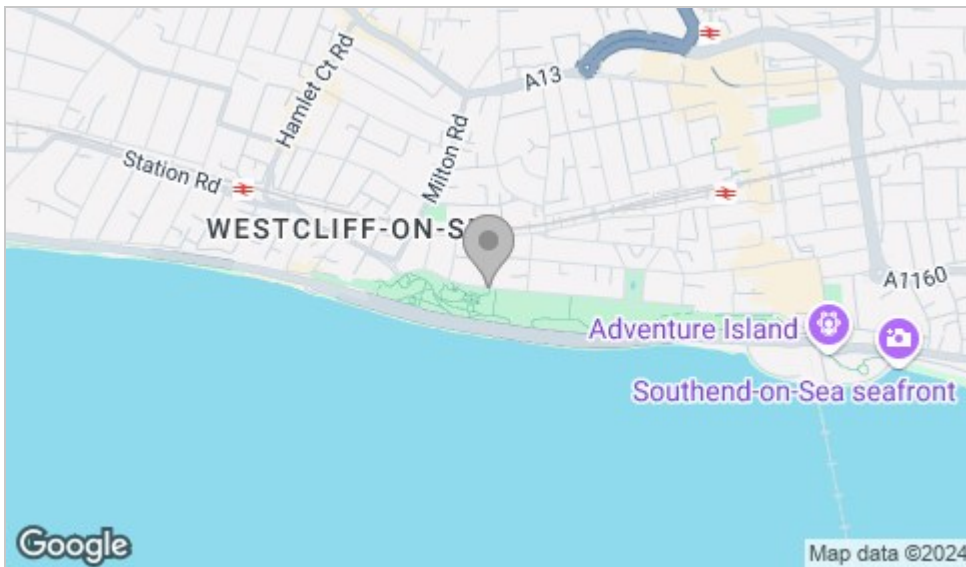
Main balcony with access from reception room with glass balustrades and a tiled floor. Master bedroom balcony has a concrete floor and both have far reaching south-west facing views of the Estuary and Chalkwell.



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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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	