



\* £260,000- £280,000 \* Located in the charming area of Westcliff-on-Sea, this delightful top floor flat on Palmerston Road offers a perfect blend of comfort and convenience. Boasting stunning sea views, this spacious residence features two generously sized double bedrooms for those seeking extra space. The modern white four-piece bathroom suite adds a touch of elegance and functionality to the home. The fitted kitchen breakfast room is a standout feature, complete with a breakfast bar that invites casual dining and social gatherings. Additionally, the property benefits from an allocated parking space at the front, ensuring ease of access, while the established communal gardens at the rear provide a serene outdoor retreat. Location is key, and this property does not disappoint. With Westcliff Station just a stone's throw away, commuting is made effortless. For those who appreciate the beauty of the coast, Chalkwell Beach is also within easy reach, offering a wonderful spot for leisurely strolls and seaside activities. Furthermore, the vibrant shopping facilities of Leigh Broadway are conveniently close, providing a variety of shops, cafes, and restaurants to explore. This top floor flat is an exceptional opportunity for anyone looking to enjoy a coastal lifestyle with all the amenities at their fingertips. Whether you are a first-time buyer, a young family, or an investor, this property is sure to impress.

- Top floor flat with sea views
- Allocated parking space to front
- Modern fully fitted kitchen with breakfast bar
- White four piece family bathroom
- Moments from Westcliff Station serving London Fenchurch Street
- Two double bedrooms
- Communal rear gardens
- Generously sized lounge diner
- Stones throw from Chalkwell Beach
- Easy access to Leigh Road, Leigh Broadway and Hamlet Court Road shopping facilities

## Palmerston Road

Westcliff-on-Sea

**£260,000**

Price Guide





# Palmerston Road



## Frontage

Allocated parking for one large vehicle, side entrance into the building, communal hallway with stairs rising to the top floor, door to:

## 'T' Shaped Hallway

Loft access (loft is insulated and half-boarded), solid wood front door to the side, entry phone system, carpet, doors to all rooms.

## Lounge-Diner

15'4" x 14'5"

Double glazed windows to the front offering sea views, radiator, carpet.

## Bedroom One

14'6" x 11'5"

Double glazed windows to the front offering sea views, radiator, carpet.

## Bedroom Two

14'7" x 9'5"

Double glazed windows to the rear overlooking the communal gardens, radiator, carpet.

## Kitchen

10'7" x 10'6"

Double glazed windows to the rear. Modern white shaker style kitchen comprising; wall and base level units with a roll edge laminate worktop, 1.5

stainless steel sink and drainer and a mixer tap, space for a washing machine, space for a dishwasher, space for a fridge freezer, cupboard housing a wall mounted boiler, integrated oven and grill with a four ring gas hob and an extractor fan above with tiled splashbacks, breakfast bar area, radiator, laminate flooring.

## Four Piece Bathroom

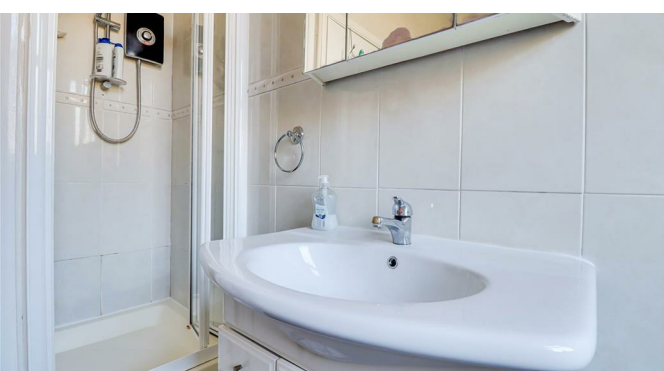
10'7" x 7'6"

Obscured double glazed window to rear, panelled bath with shower head attachment, vanity unit wash basin, low level WC, shower cubicle, white towel rail, storage cupboard, tiled walls and laminate flooring.

## Communal Garden

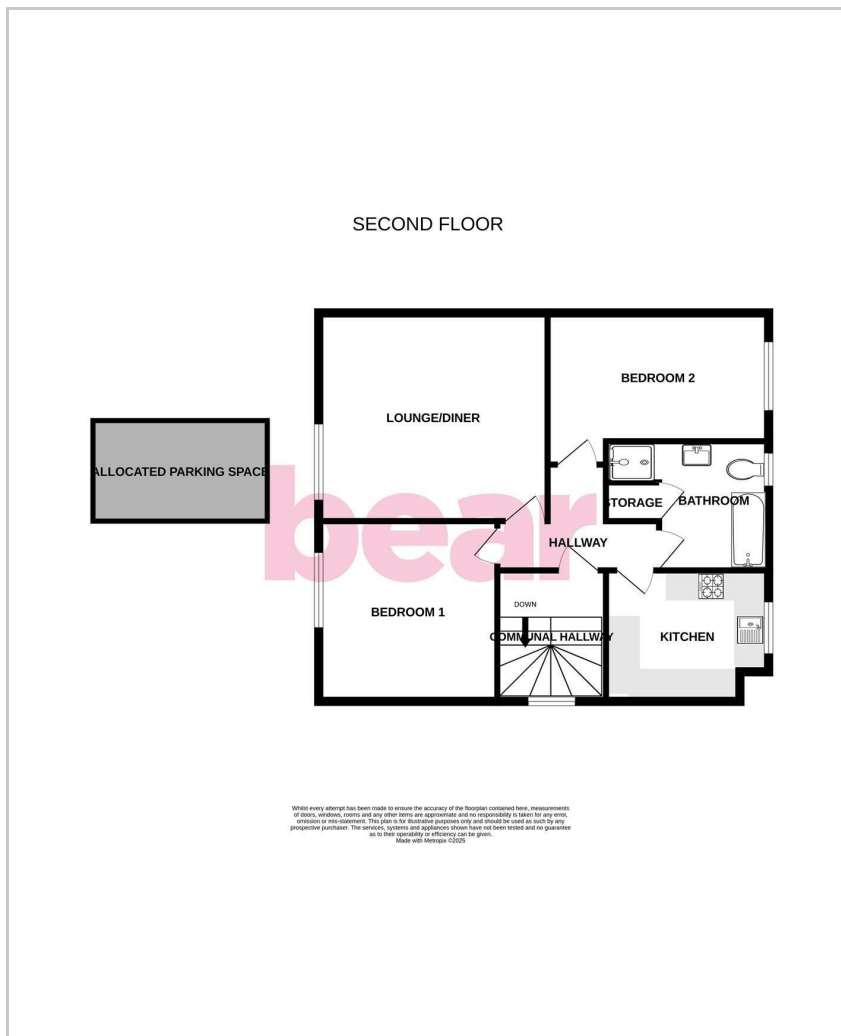
Mainly laid to lawn with established tree and shrub borders, side access both sides.



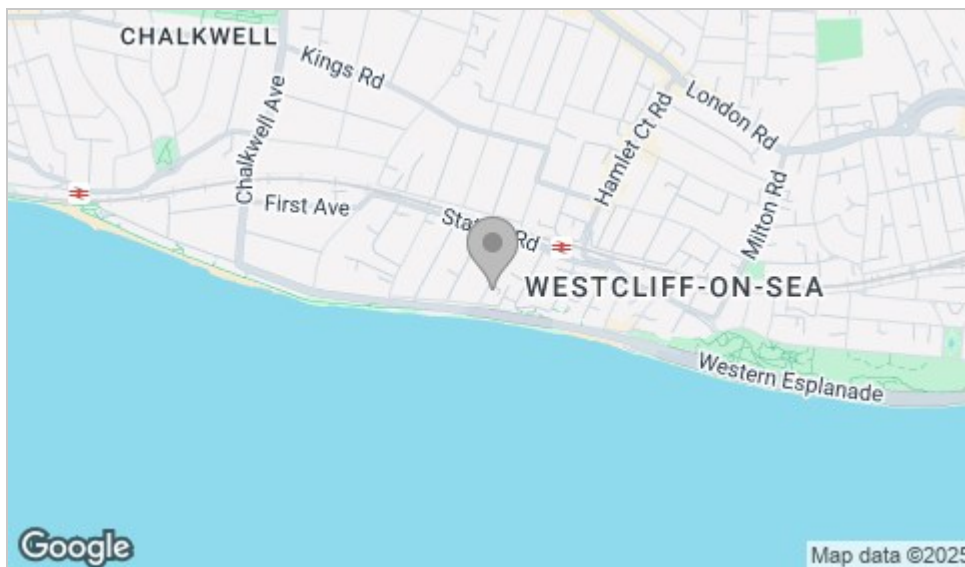




## Floor Plan



## 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

