



\* TWO WEST-FACING BALCONIES WITH SEA VIEWS \* SEAFRONT LOCATION \* MINUTES FROM WESTCLIFF STATION \* NO ONWARD CHAIN \* This charming second-floor flat is positioned in a stunning period building on the seafront, and benefits from two west-facing balconies with amazing sea views! The accommodation is comprised of; an impressive facade overlooking the Estuary, beautifully ornate entrance hall with Victorian tiling, a kitchen-diner with private balcony, front lounge with bay window and sea views, a double bedroom with a further private balcony also commanding Estuary views, a three-piece bathroom and a very well-kept communal roof terrace! The location will be hard to beat as it is on the seafront, with a range of restaurants and cafe's perfect for weekend strolls, the Cliffs Pavilion for evening entertainment/concerts and Westcliff Station is also around the corner for London commuters. Hamlet Court Road offers a range of amenities and there are bus links nearby. This stunning flat is offered with no onward chain and available to view now!

- Two west-facing balconies
- Character features throughout
- Grand period building
- Long lease remaining
- Amenities and bus links nearby
- Amazing sea views
- Impressive seafront location
- Westcliff Station minutes away for London commuters
- Bay-fronted reception room
- No onward chain

## Palmeira Avenue

Westcliff-On-Sea

**£260,000**





# Palmeira Avenue



## Frontage/Entrance

Original communal entrance with stunning stained glass and double entrance doors, a door entry system and staircase rising to the second floor private entrance door.

## Private Entrance Hall

Phone entry system, original cornice, picture rail, dado rail, radiator, skirting and Victorian floor tiling.

## Kitchen-Diner

Sash window and French doors to front aspect for balcony access, shaker style kitchen units both wall-mounted and base level comprising; breakfast bar, oven, five ring burner hob, space for fridge/freezer and washing machine, original cornice, picture rail, radiator, skirting and a tiled floor.

## Reception Room

Sash bay window to front aspect, original cornice, picture rail, radiator, skirting and original wooden floorboards.

## Double Bedroom

Sash window and French doors for second balcony access, cornice, picture rail, radiator with decorative wooden cover, skirting and carpet.

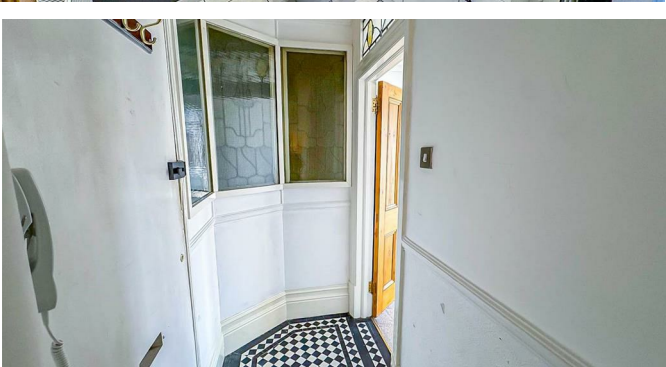
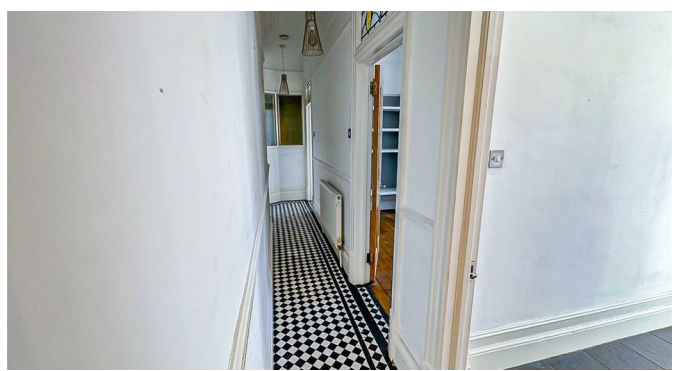
## Three-Piece Bathroom

Bath with shower over, combined vanity unit with wash basin and WC, radiator, spotlighting, extractor fan, floor to ceiling wall tiles and floor tiles.

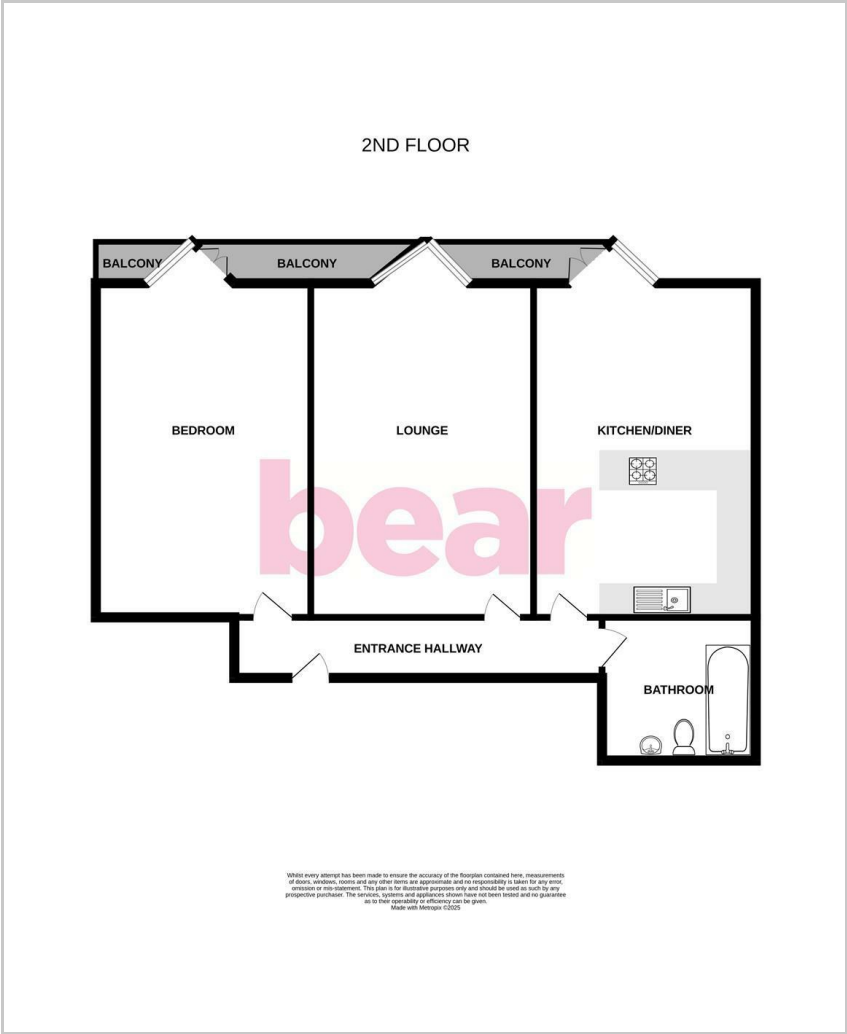
## Two West-Facing Balconies

Both with wooden balaustrades and commanding stunning sea views - perfect for sunsets.

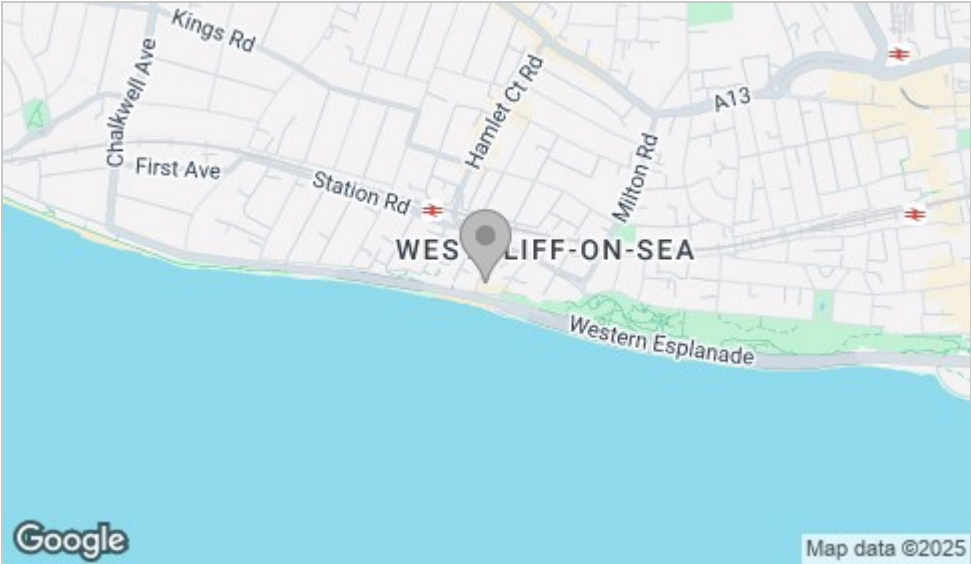




# Floor Plan



# 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

