



CLIFFTOWN PARADE







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PARADE





## *Welcome...*

30 Clifftown Parade is an elegant conservation area period home overlooking the leafy, landscaped cliffs and the estuary. Enjoy the health benefits of salty sea air as you spend a long summer day on the veranda, wisteria gently blowing in the breeze.

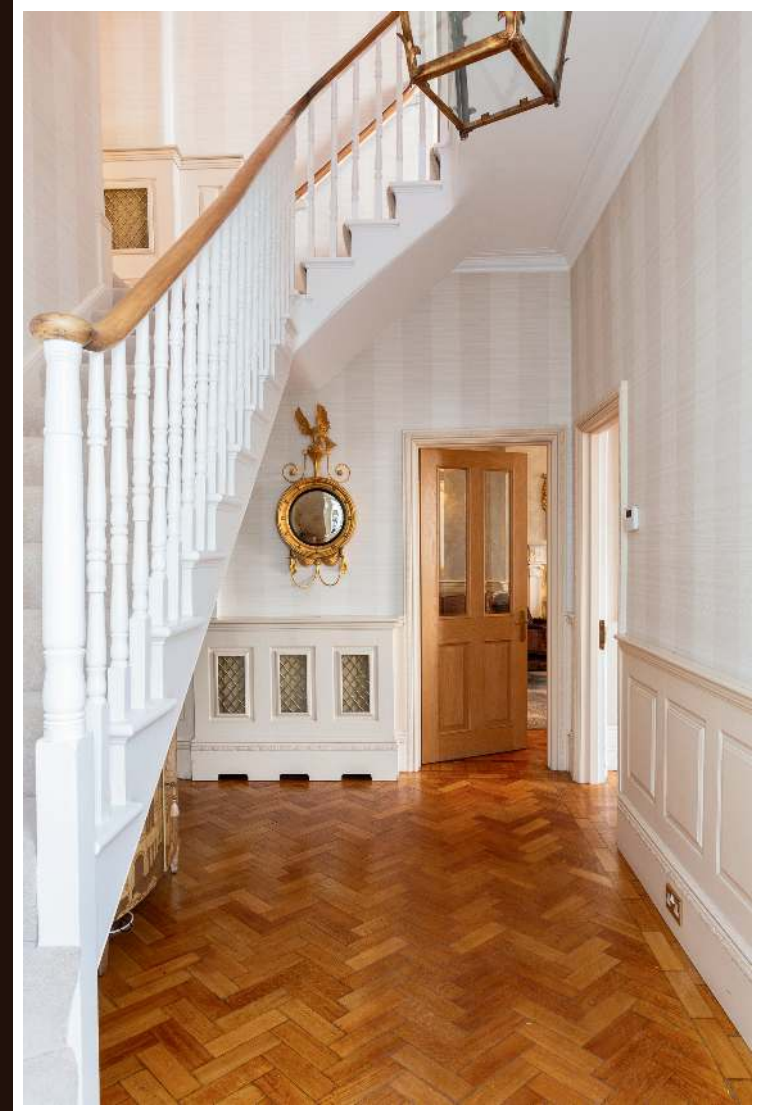
This enchanting and smart home has lovely original features that add a touch of Regency whimsy and plenty of entertainment space. You may be lucky enough to be greeted by an explosion of pink magnolia flowers before making your way to the black and white tiled entrance.

  
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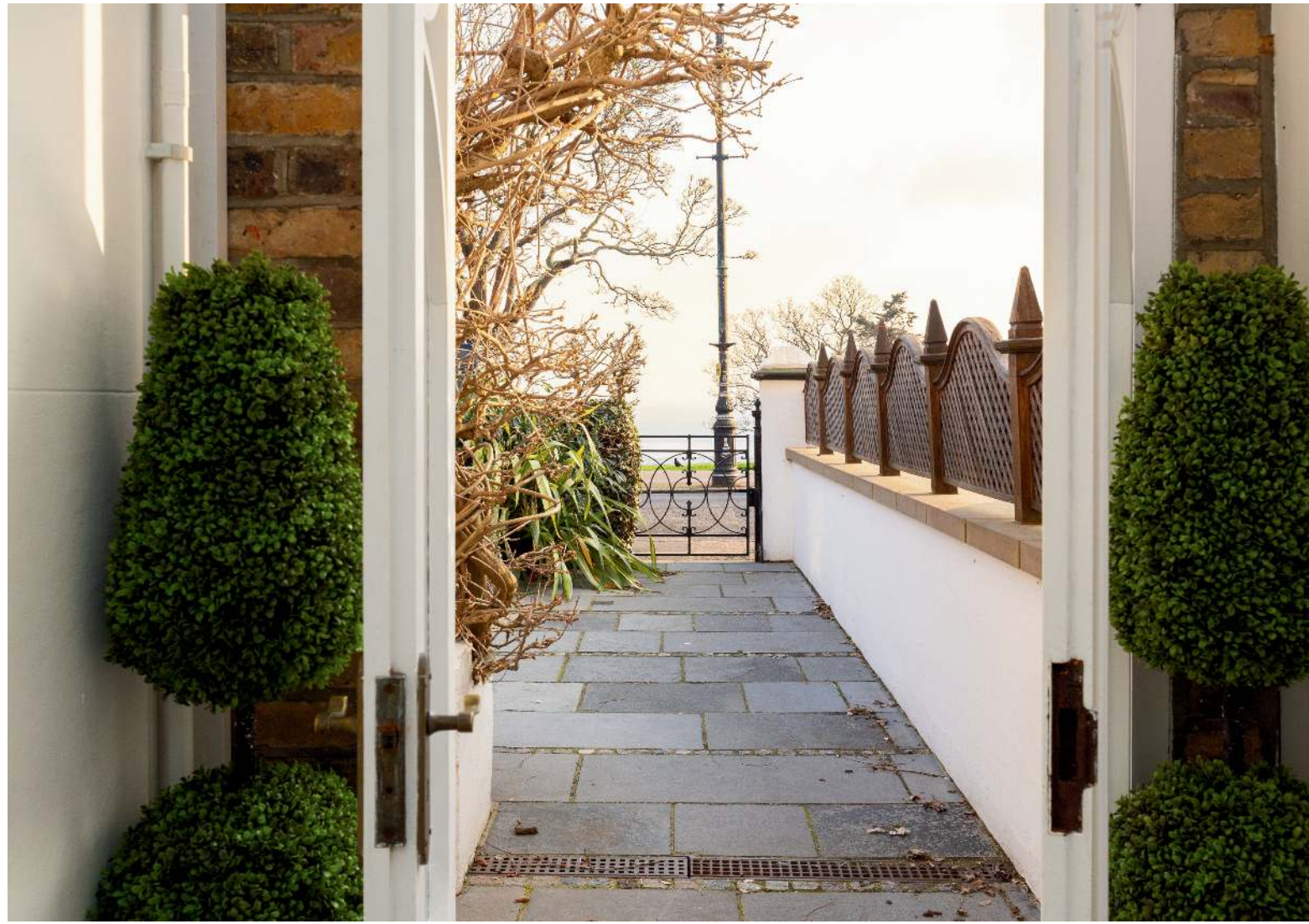

## *Come on in...*

The front door reveals the original parquet flooring that spreads throughout the ground floor and a glorious, curved staircase. Wandering romantically along the galleried landing to the bedrooms could be a scene from a period drama.

*"The house has a soul that welcomes the noise and laughter of family life."*















## *Regal reception rooms...*

This home was made for entertaining guests. You will first come to the formal dining room, a superb room fit for any feast with a bay window that looks out to the sea. The towering ceilings are adorned with ornate coving and a fireplace to set the ambience of your dinner parties.

The living room has the same fantastic parquet flooring, delightful coving, and double doors that lead into the kitchen for an open-plan option. The marble fireplace is an impressive focal point, housing a roaring fire to warm you on colder evenings, ideal for a cosy night in front of the TV or pre-dinner cocktails for your parties.







# *Heart of the home...*

A substantial 'Clive Christian' bespoke kitchen offers endless storage and workspace for preparing dinner. Work around the central island and other surfaces topped with granite. The oven, a double Britannia oven with 6 gas hob burners and a hot plate, is substantial and can cook dinner for 20 people or more. Light pours in through the roof lantern, ensuring a sun-filled space to enjoy.











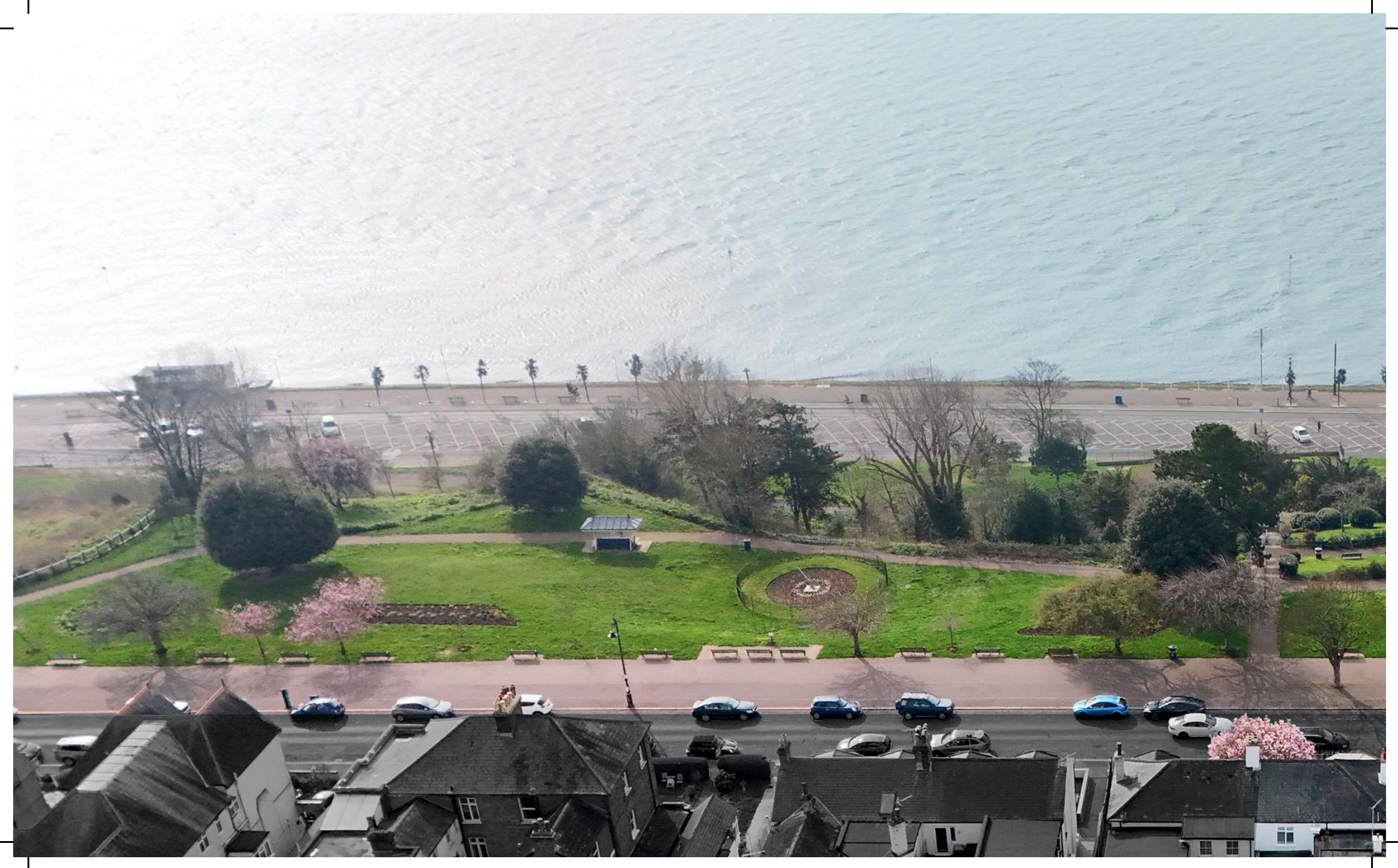
## *Flexible living...*

At the rear of the property is a large room with glazed door and large floor to ceiling windows that look out onto the private rear gardens. This room is very flexible and allows for many uses.

The options are endless, whether you opt for a sunny garden room to enjoy your morning coffee or a games room to entertain guests.

*"We have had so many great parties over the years; it is a great house for entertaining."*











## *Time to relax...*

Make your way to the top of the staircase where the character and charm continue. The bespoke Rosewood cabinetry, the stained-glass window, the galleried landing are beautiful touches as you make your way to the bedrooms.

The views from the first floor are breathtaking. One can spend many hours looking out to the horizon, with the stunning coastal views and the world-famous Southend Pier just in sight.

To the front of the house is the second bedroom, a lovely sunny room with a beautiful fireplace, Cherrywood fitted wardrobes and a bay window to take in the sea view. The perfect spot to put a nice comfortable chair and take a moment to read or gaze out.









Next to this is the third bedroom, which has the same outstanding views at the front and is fitted with shutters to keep the sun at bay when required.

Then there is a fourth bedroom, currently used as a walk-in wardrobe, which could also make a lovely office or a bedroom again if needed.

The largest bedroom, currently used as the master, is at the rear of the property. It has a roof lantern and floor-to-ceiling windows with a rear garden view. Light pours in from all directions, and there are bespoke fitted wardrobes with dedicated shoe storage.















## *Tranquillity...*

The family bathroom has a bespoke Clive Christian suite, creating a relaxing, tranquil space to unwind.

Enjoy a deep bubble bath in the roll-top bathtub or a refreshing shower in the separate shower cubicle.

The fitted vanity unit provides storage to keep everything tidy.







## *Outside...*

At the front of the property is an original veranda and garden with a Mediterranean feel that offers shelter from the midday sun as you enjoy the outstanding views. What better place to sit and catch up with friends or a moment of peace?

At the rear of the property is a private landscaped garden, expertly designed by an award-winning gardener. Whether you want peace and clarity in a delightful private surrounding or to fill your home and garden with bustling excitement and enjoy a fun-filled BBQ, this garden is the perfect venue.

There are two sheltered parking spaces to the rear (gated access via Alexandra Road), in addition to the residents permit parking to the front.





## *Out & about...*

Clifftown Parade is in the Clifftown Conservation Area. It's a wide, tree-lined street with an array of open spaces and interesting architecture. It's a pocket of Southend that is like no other.

Take a short walk to the beach where you can take in the refreshing sea air, or take a stroll along the cliffs and enjoy the views. Although it is in a quiet location, shops and amenities are a short walk away at the nearby High Street. With countless quality restaurants and wine bars in Southend, there is no shortage of destinations for a lovely evening out.

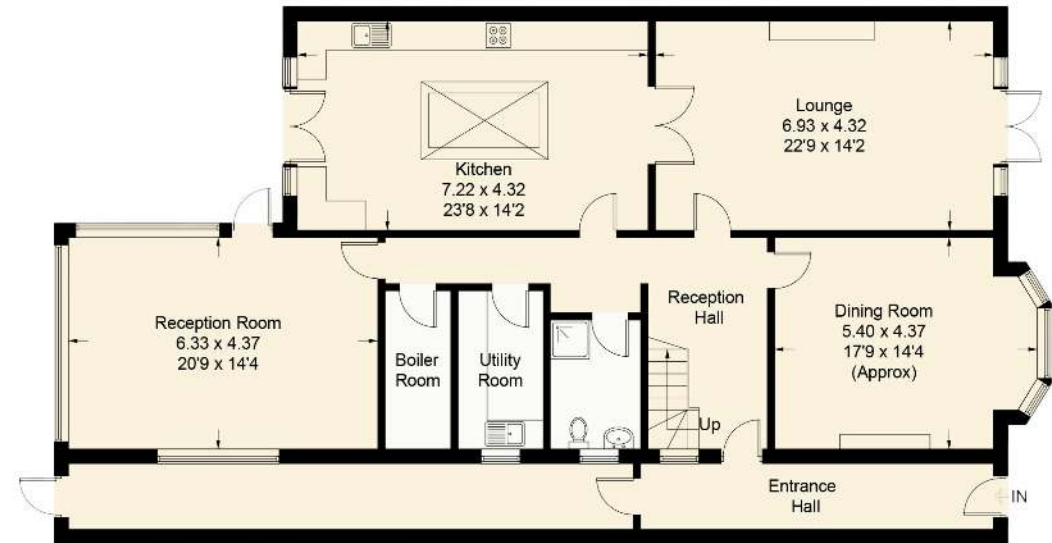
There are many primary & secondary school options in the area. Westcliff & Southend grammar schools both have 'Outstanding' Ofsted ratings, and there are also private schools if your budget allows.

If you need to commute for work, Southend Central (C2C) station is just a short walk away, and the train can take you to London in just one hour. If you require travel further afield, the airport is only a 10-minute drive away and has flights all around Europe.

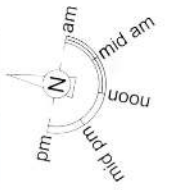




First Floor



Ground Floor







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CLIFFTOWN PARADE



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**WEAVERS**  
UNIQUE HOMES