



22 Clifftown Parade
Southend-on-Sea | Essex | SS1 1DN

STEP INSIDE

22 Clifftown Parade

Enjoying panoramic estuary views from its elevated position on Clifftown Parade (a no-through road), this elegant Victorian property is set within the prestigious Clifftown Conservation Area. Boasting high ceilings and large windows, the home is filled with natural light and has been tastefully styled throughout.

The property is accessed via a private driveway leading to the main entrance. Inside, the traditionally styled interior retains many architectural features including coved cornices, sash windows, original fireplaces, and decorative architraves. These are complemented by stylish details such as panelling, column radiators, and plantation shutters. A tiled entrance porch opens through double doors into a welcoming hallway. The ground floor offers generous living space, starting with a front-facing reception room that benefits from a full-height bay window offering uninterrupted estuary views, wood flooring, and a feature fireplace with an inset wood-burning stove.

Further along the hallway is the dining room, also with wood flooring and a large picture window with shutters. An additional sitting room—currently used as a home office—features bespoke fitted cabinetry. The spacious kitchen/breakfast room has a high ceiling and plenty of space for dining and entertaining. It's equipped with a built-in oven, hob, extractor and an air conditioning unit [A/C]. A separate utility room and a cloakroom/WC complete the ground floor.

Upstairs, the principal bedroom is front-facing with A/C and a bay window that showcases the spectacular estuary views. Adjacent is a recently renovated four-piece bathroom with a freestanding bath, vanity unit, separate shower, and plantation shutters. The second bedroom is generously sized, while the third bedroom includes its own en-suite, perfect for guests.

















STEP OUTSIDE

22 Clifftown Parade

The property has been updated to a high specification throughout, with excellent insulation, double glazing, air conditioning in the kitchen and main bedroom, a newly installed roof and a new central heating system/boiler. Plans have been drafted for a kitchen extension and a potential fourth bedroom (subject to planning permission).

Outside, the private rear garden features mature planting and offers a peaceful space for outdoor entertaining. A detached garage provides additional storage, and there is space at the side of the property suitable for a boat trailer, for example. The no-through-road ensures minimal passing traffic. Clifftown Conservation Area was designated in 1968 and later extended, encompassing important architectural examples such as the Georgian Royal Terrace and the Victorian Cliff Town Estate. These buildings represent Southend's early development as a seaside resort and residential area, with a unique character shaped by its planned layout and estuary views.

The location is ideal for access to local shops and restaurants, with Southend Central Station just a 6-minute walk away (C2C service to Fenchurch Street in 50 minutes), and Southend Victoria (for London Liverpool Street) also nearby. The area offers excellent schools, strong road links to London, and a vibrant local scene including sailing, kayaking, kite surfing, and open-water swimming clubs.

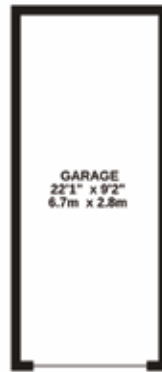




GARAGE
200 sq ft. (18.5 sq.m.) approx.

GROUND FLOOR
844 sq ft. (77.7 sq.m.) approx.

1ST FLOOR
790 sq ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1937 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band: H
Tenure: Freehold



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Fine & Country Mid and South Essex
1st Floor, 101-135 Kings Rd, Brentwood CM14 4DR
Tel: +44 (0)1277 714044 | midandsouthessex@fineandcountry.com

