

## WESTCLIFF PARADE

WESTCLIFF-ON-SEA, SS0 7QQ

**GUIDE PRICE £280,000**  
LEASEHOLD

**\*\* £280,000 - £290,000 \*\* NO ONWARD CHAIN \*\* TWO BEDROOM SECOND FLOOR FLAT BOASTING FANTASTIC SEAFRONT VIEWS. BENEFITTING FROM LIFT ACCESS, COMMUNAL RESIDENTS PARKING, A PRIVATE GARAGE AND LARGE LIVING ACCOMMODATION WITH THE BENEFIT OF TWO BALCONIES. PERFECTLY POSITIONED CLOSE TO A WIDE RANGE OF AMENITIES.**

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

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- Sizeable and much improved two bedroom apartment
- Positioned on the second floor
- Sumptuous seafront views
- Private residents car park and private garage
- Two balconies
- Sold with no onward chain
- Within easy reach of Southend City Centre
- Close to fantastic travel links
- On the doorstep of amenities including The Cliffs Pavillion and restaurants
- Lift access



## A Stunning Two-Bedroom second floor Apartment with Sea Views

This sizable and beautifully enhanced second -floor apartment occupies a prime position along the sought-after southern stretch of Westcliff Parade, perfectly placed to capture sweeping sea views and enjoy an abundance of nearby amenities.

Ideally situated for commuters, the property benefits from excellent transport links, with nearby train stations offering direct services into Central London. Southend City Centre and Hamlet Court Road are both within easy reach, providing a vibrant selection of shops, restaurants, and cafés, while the renowned Cliffs Pavilion is just a short stroll away for year-round entertainment. Residents also enjoy the convenience of off-street parking in a well-maintained communal car park. The block also boasts lift access.

Internally, the apartment has been thoughtfully reconfigured and upgraded. Originally a three-bedroom layout, it has been remodelled to create a superb open-plan kitchen/dining area, featuring high-quality integrated appliances, elegant marble work surfaces, and direct access to a private balcony with stunning sea views. The generous lounge offers a comfortable and inviting space, while the two well-proportioned bedrooms both benefit from ample

storage. A contemporary shower room completes the accommodation.

Offered with a long lease, this exceptional apartment presents an outstanding opportunity for those seeking a stylish coastal home or a smart investment. An internal viewing is highly recommended to fully appreciate all it has to offer.

### Two bedroom first floor flat

#### Lift access

#### Entrance hallway

#### Lounge

#### Balcony

#### Kitchen/breakfast room

#### Shower Room

#### Bedroom one

#### Balcony

#### Bedroom two

#### Communal residents parking and private garage

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## ADDITIONAL INFORMATION

**Local Authority** – Southend City Council

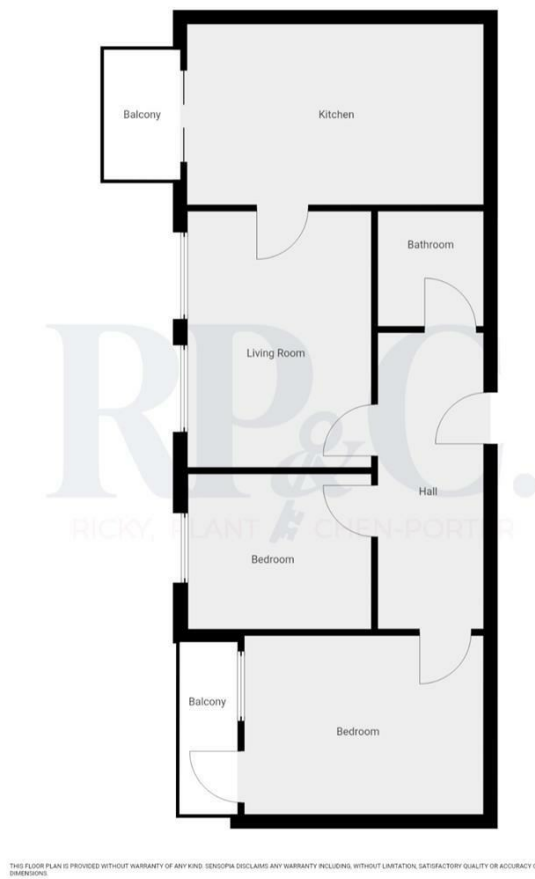
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold





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	50	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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