



Connells

Cliff House Shorefield Gardens
Westcliff-On-Sea



Property Description

WELL PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT offering stunning panoramic sea views of Southend seafront. The apartment is located in a popular area, within walking distance to local shops, restaurants, Cliffs Pavilion and other local amenities. The property is offered with no onward chain.

The apartment benefits from a spacious hallway with a large storage cupboard, a spacious open plan lounge/kitchen with ceiling fan, well proportioned bedroom with ceiling fan and a separate fitted shower room. There are high ceilings throughout, so the apartment feels very spacious and bright. The apartment is double glazed throughout and benefits from gas central heating, which there is no cost to residents as it is included in the service charge.

There is a communal lounge and laundry room to the ground floor of the building. Outside there is a well maintained courtyard style garden and communal parking to the rear. The building is secured by an intercom system. ALL RESIDENTS MUST BE 55 AND OVER. UNINTERRUPTED SEA VIEWS FROM LOUNGE & DOUBLE BEDROOM

Hallway

13' 8" x 5' 4" (4.17m x 1.63m)

Kitchen/Lounge

16' x 14' (4.88m x 4.27m)

Bedroom One

13' 6" x 9' 4" (4.11m x 2.84m)

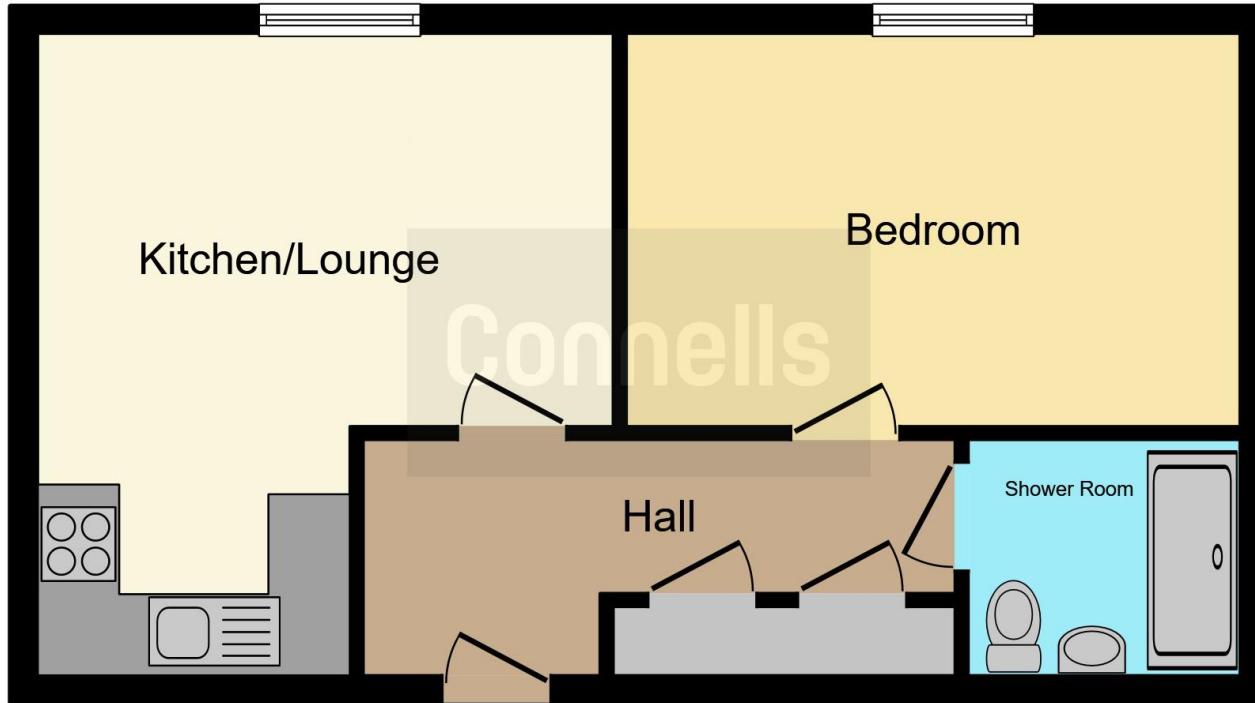
Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01245 261 266
E chelmsford@connells.co.uk

4 Tindal Square
 CHELMSFORD CM1 1EH

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 3000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/RAY308855

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RAY308855 - 0017