

Ist Call

SALES AND LETTINGS



Clifton Terrace, Southend-On-Sea, SS1 1DT

Guide Price £275,000

**** GUIDE PRICE £275,000 - £300,000 **** Situated within the heart of the Clifftown Conservation area opposite the famous Southend Cliff Lift is this spacious two bedroom lower ground floor apartment being offered for sale with no onward chain. The property offers a front lounge, spacious entrance hall with space for a dining table as well as two bedrooms, a fitted kitchen and modern shower room. There is also a useful study/ home office as well as a small garden area. With 117 years remaining lease term, residents permit parking is available and an internal viewing is recommended.

Accommodation Comprising

Own front door to...

Entrance Lobby

Door providing access to large storage cupboard, further door to...

Entrance Hall



Large entrance hall opening into space ideal to use as a dining area, radiator, coved ceiling, doors off to...

Lounge 15'5 into bay x 12'5 (4.70m into bay x 3.78m)



Sash bay window to front, radiator, built in alcove storage unit, coved ceiling...

Study/ Dressing Room 10'8 x 5'6 (3.25m x 1.68m)



Coloured lead lite window to entrance hall, additional glass block window to front, radiator, coved ceiling with inset spotlights...

Bedroom 1 13'4 x 12'1 (4.06m x 3.68m)



Sash window to rear, radiator, feature cast iron fireplace with tiled inserts and hearth, coved ceiling...

Kitchen 11' x 10'6 (3.35m x 3.20m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, gas cooker with extractor hood over, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks and flooring, two windows to side, doorway to...

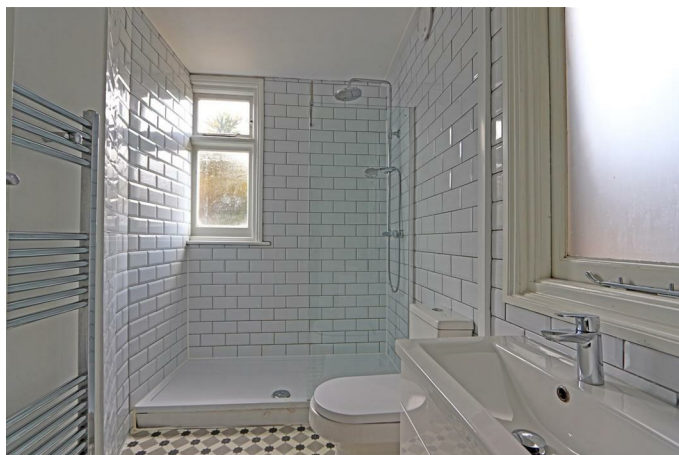
Inner Lobby

Part glazed door to side, tiled flooring, doors off to...

Bedroom 2 10'6 x 7'1 (3.20m x 2.16m)

Sash window to side, additional window to rear, radiator, wall mounted gas central heating & hot water boiler...

Shower Room 9'3 x 4'7 (2.82m x 1.40m)



Suite comprising large fully tiled walk in shower cubicle with glazed shower screen, vanity wash hand basin, low level W.C., heated towel rail, tiled splashbacks, obscure glazed window to rear, additional window to side...

Externally

We understand the property benefits from a small section of garden directly outside the rear of the property, mostly laid to shingle with brick built store, residents on street permit parking available via Southend on Sea City Council, we understand each household can apply for a maximum of two permits - Cost - 1st permit £50, 2nd permit £50...

Leasehold Information

We understand that the property has a remaining lease term of 117 years with an annual Ground Rent of £150, Service Charge and Buildings Insurance costs to be confirmed...

Floor Plan

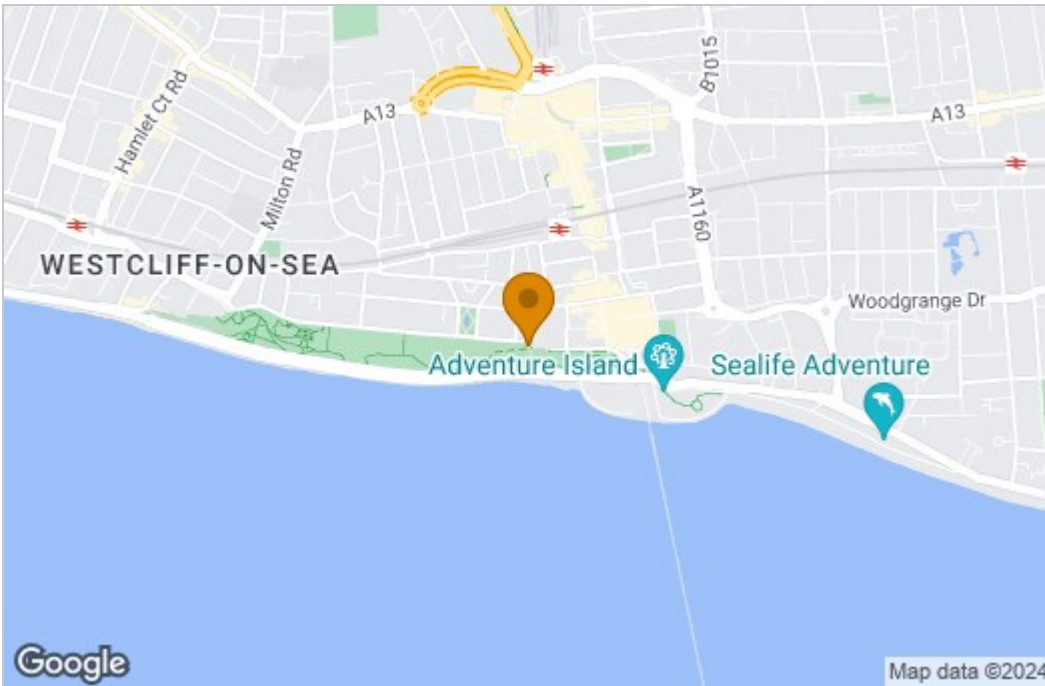
GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



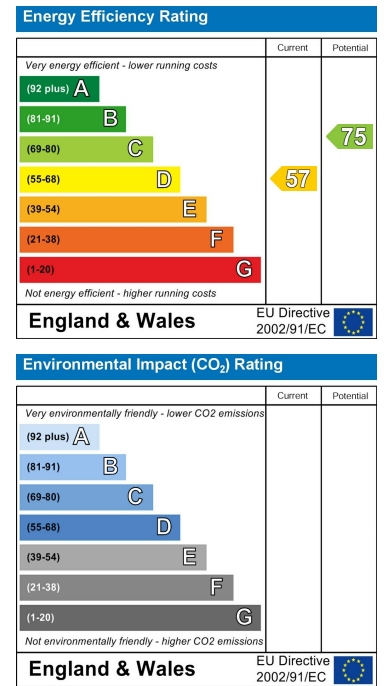
TOTAL FLOOR AREA: 792 sq.ft. (73.6 sq.m.) approx.

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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