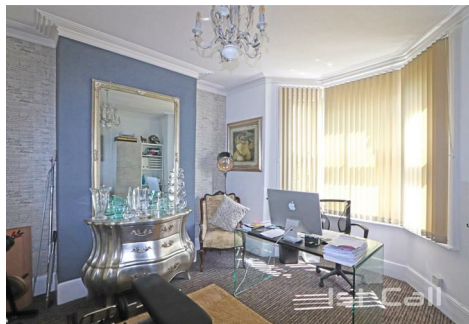


Ist Call

SALES AND LETTINGS



Westcliff Parade, Westcliff On Sea, SS0 7QP

£250,000

This charming one bedroom ground floor apartment is located within the Shorefields Conservation Area and within yards of the cliff tops and gardens. Offered with no onward chain the property retains a wealth of original features and offers a lovely lounge, double bedroom, fitted kitchen and a modern bathroom. With a compact courtyard area the property is just a short stroll from the seafront whilst Westcliff train station and Southend City centre are within easy reach. Offered with no onward chain viewing comes highly recommended.

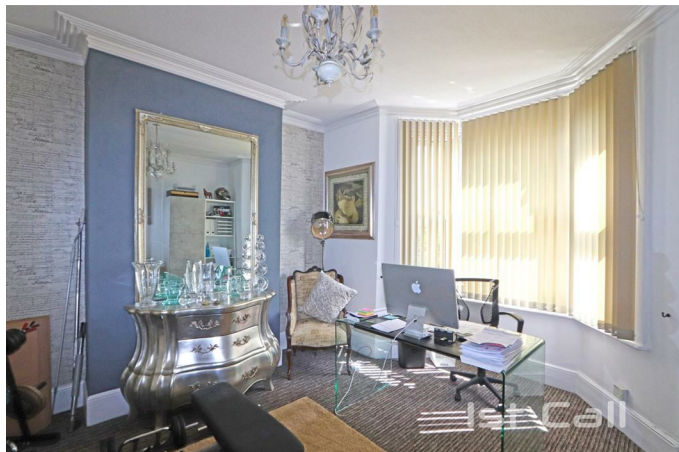
Accommodation Comprising

Front door leading to communal entrance lobby with tiled floor and giving access to own front door to...

Entrance Hall

Radiator, large built in storage cupboard with radiator and obscure double glazed window to rear, doors off to...

Lounge 13'5 into bay x 12'11 (4.09m into bay x 3.94m)



Double glazed sash bay window to front, radiator, coved ceiling...

Bedroom 15'2 x 11'5 max overall (4.62m x 3.48m max overall)



Double glazed sash window to side, radiator...

Kitchen 8'8 x 7'1 (2.64m x 2.16m)



Range of fitted base units with solid wood block working surfaces over, inset ceramic sink with mixer tap, electric cooker, matching range of wall mounted units, tiled splashbacks, radiator, wood flooring, double glazed door and window to rear...

Bathroom



White suite comprising panelled bath with shower unit over and glazed shower screen, pedestal wash hand basin, low level W.C., cupboard housing gas central heating & hot water boiler, tiled splashbacks, obscure double glazed window to rear...

Externally

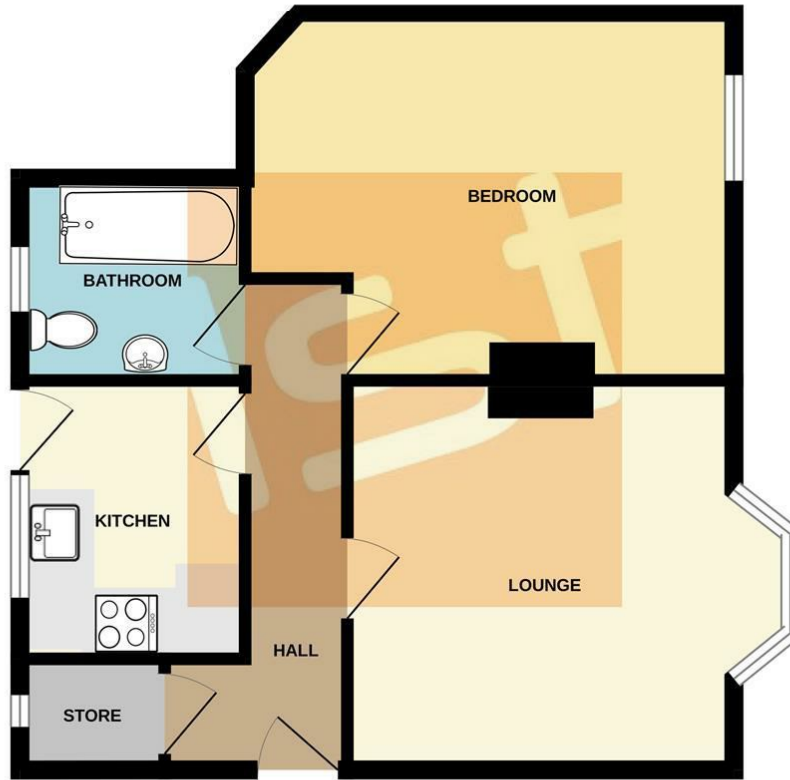
Small courtyard garden area accessed via the kitchen...

Agents Note

The property is located within a residents parking permit area with permits available from Southend on Sea City Council from £18.50 per year. More information can be found at <https://www.southend.gov.uk/car-parks-1/types-parking-permit/1>

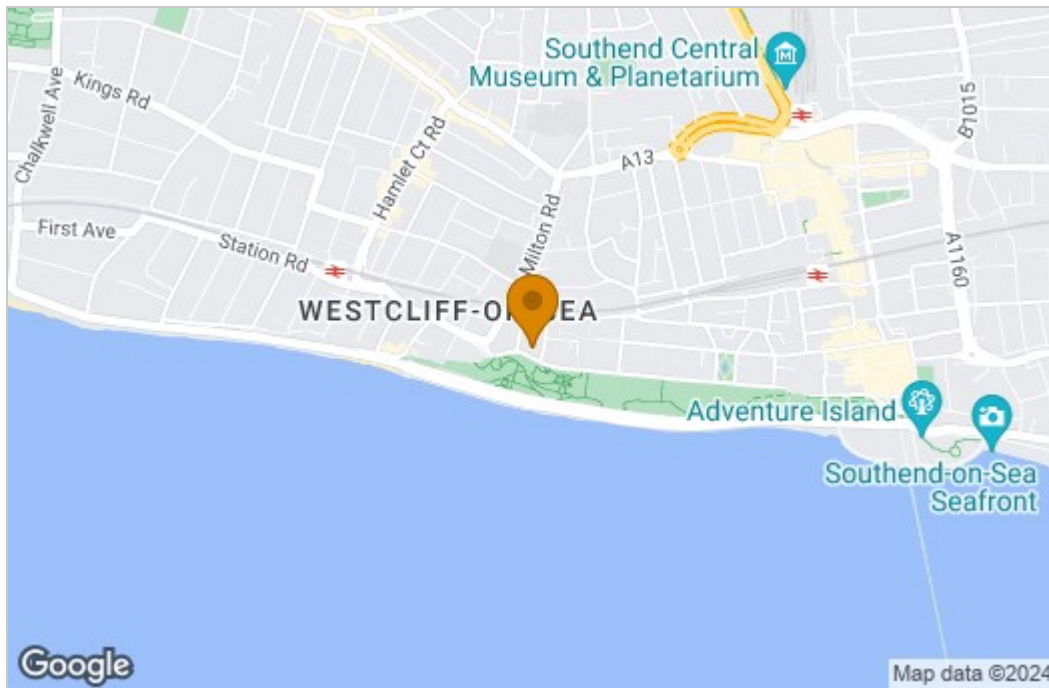
Floor Plan

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

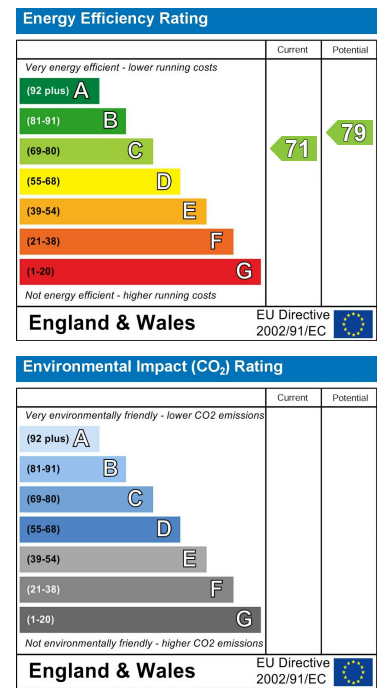


TOTAL FLOOR AREA: 487 sq.ft. (45.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.