

Ist Call

SALES AND LETTINGS

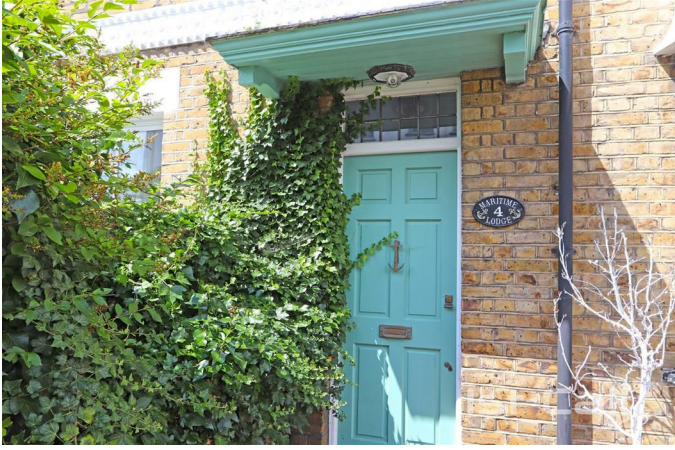


21 Westcliff Parade, Westcliff On Sea, SS0 7QP

£255,000

This delightful one bedroom first floor apartment is situated within the Shorefield Conservation Area and just yards from the cliff tops and gardens. Offering a charming lounge with balcony offering estuary views there is also a double bedroom, modern fitted kitchen as well as a bathroom with freestanding roll top bath and separate shower. Retaining a host of character features the property is just a short stroll from the seafront whilst Westcliff rail station and Southend City centre are within easy reach. Offered with no onward chain viewing comes highly recommended.

Accommodation Comprising



Own front door accessed via wrought iron gate from Marine Avenue and providing access to...

Entrance Hall

Radiator, staircase to...

First Floor Landing

Radiator, built in storage cupboards, coved ceiling with loft access, doors off to...

Lounge 13'10 x 11' (4.22m x 3.35m)



Double glazed doors providing access to balcony, radiator, feature cast iron fireplace with timber surround, coved ceiling...

Balcony



With wrought iron balustrade and offering views towards the Estuary...

Bedroom 11'7 x 11'1 (3.53m x 3.38m)



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

Kitchen 9'1 x 7'5 (2.77m x 2.26m)



Range of modern fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, dual fuel cooker, space and plumbing for washing machine, matching wall mounted unit, wall mounted gas central heating & hot water boiler, tiled splashbacks, radiator, double glazed door and window to rear fire escape...

Bathroom 7'7 x 6'7 (2.31m x 2.01m)



Suite comprising claw foot roll top bath with central mixer tap, separate enclosed shower cubicle,

pedestal wash hand basin, tiled splashbacks, radiator, coved ceiling, obscure double glazed window to rear...

Separate W.C.

White low level W.C., radiator, coved ceiling, double glazed window to rear...

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

FIRST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 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.
Made with Metropix ©2024

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.