

# Ist Call

SALES AND LETTINGS



## Westcliff Parade, Westcliff-On-Sea, SS0 7QP

**£900,000**

This stunning two double bedroom ground and first floor maisonette occupies a bold corner plot within the Shorefields Conservation Area on Westcliff Parade and offers unrivalled panoramic estuary views and a south facing balcony. Retaining a wealth of original features the property is beautifully presented throughout and provides a 19'7 lounge, large dining area, 22'1 kitchen/ breakfast room as well as two double bedrooms both of which are en suite. With an in & out driveway with electronic gates providing off street parking there is also a secluded seating area and an internal viewing is the only way to truly appreciate the size and quality of the accommodation on offer.



## Accommodation Comprising



Tiled path leading to twin timber doors with original coloured lead lite window above providing access to...

## Communal Entrance



Beautiful communal lobby with tiled flooring, coved ceiling, own front door to...

## Entrance Hall

Radiator, staircase to first floor accommodation, built in storage cupboard, doors off to...

## Bedroom 1 16'4 into bay x 14'4 max overall (4.98m into bay x 4.37m max overall)



Large double glazed sash bay window to front with views towards the cliff tops and estuary, additional double glazed sash window to side, radiator, ornate coved ceiling with ceiling rose, door to...



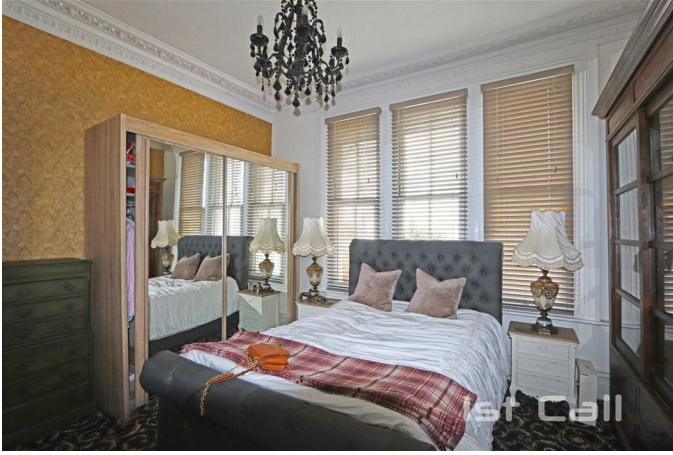
## En Suite 8'5 x 7'2 plus door recess (2.57m x 2.18m plus door recess)



Suite comprising freestanding claw foot roll top bath with central mixer tap and shower attachment, twin pedestal wash hand basins, low level W.C., heated towel rail, fully tiled walls and flooring, ornate coved ceiling, obscure double glazed sash window to side...



**Bedroom 2 12'6 x 12' (3.81m x 3.66m)**



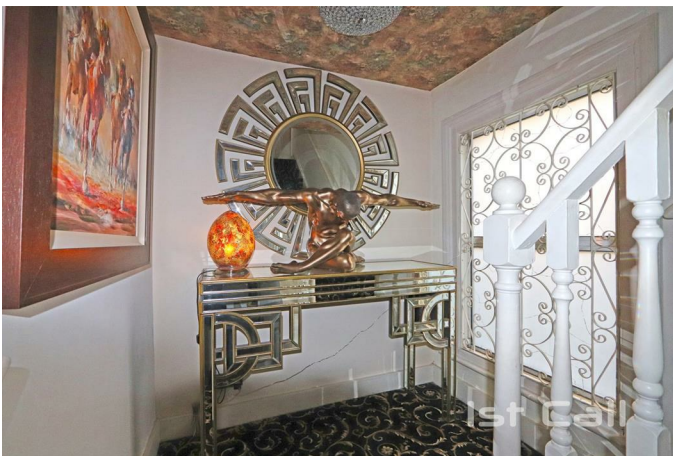
Double glazed sash windows to front, radiator, ornate coved ceiling with ceiling rose, double doors to...

**En Suite 9'4 x 5'11 (2.84m x 1.80m)**



White suite comprising enclosed shower cubicle, pedestal wash hand basin, low level W.C., tiled walls to picture rail height, tiled flooring, extractor fan...

**Inner Hallway**



Return staircase to first floor with obscure glazed window to rear on half landing and opening to...

**Dining Area 21' x 10'9 (6.40m x 3.28m)**



Double glazed sash window to side, radiator, ornate coved ceiling, loft access, door to cloakroom, opening to...

**Lounge 19'7 x 14'8 (5.97m x 4.47m)**



Double glazed sash bay window to front offering panoramic views towards the cliff tops and estuary, additional double glazed sash window to side, radiator, feature fireplace, range of bespoke custom fitted storage and display units, ornate coved ceiling with ceiling rose, opening to...





### Kitchen/ Diner 22'1 x 13'7 (6.73m x 4.14m)



Large central island unit with solid wood working surface, freestanding unit with twin ceramic sinks and wall mounted mixer taps, stainless steel gas range cooker with matching extractor hood over, space and plumbing for washing machine and dishwasher with working surfaces over, tiled flooring, coved ceiling, large double glazed windows and sliding patio doors offering panoramic views over the cliff tops and towards the estuary and providing access to...



### Externally



### Balcony



Timber decked with wrought iron balustrade and offering panoramic views over the cliff tops and towards the estuary...

### Front Garden



Paved in & out driveway with electric wrought iron gates, bounded by brick walls with wrought iron railings, raised timber decked seating area, remainder laid with artificial grass and established shrub borders...



# Floor Plan

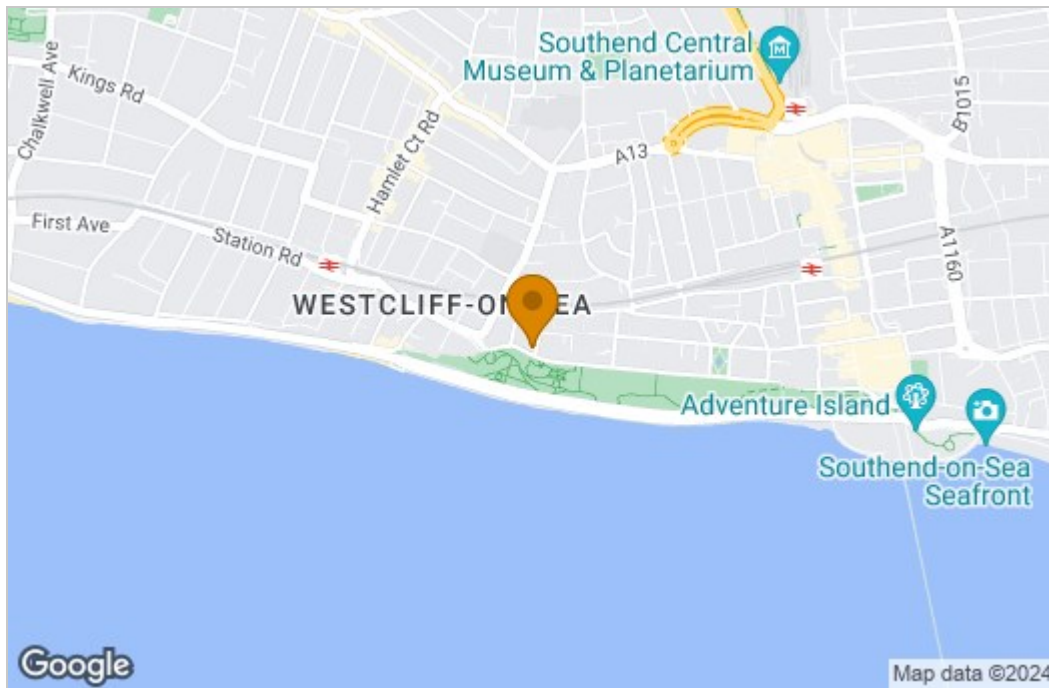
GROUND FLOOR

1ST FLOOR

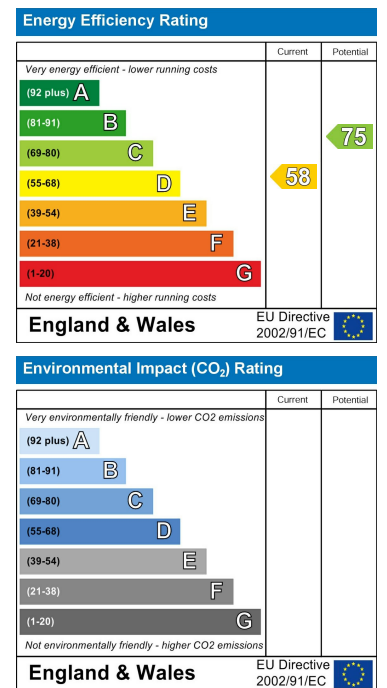


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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