

## **Flat 1, 1 Clifton Terrace, Southend-On-Sea, SS1 1DT**

This delightful two bedroom garden flat forms part of this elegant Victorian building located along Clifton Terrace, within the popular Clifftown Conservation Area. This charming property features a spacious lounge with a south facing bay window, newly fitted kitchen with integrated appliances, bathroom and separate w.c, and communal gardens. The property benefits further from having a share of freehold.



**£255,000 Share of Freehold**

**TWO BEDROOM GARDEN FLAT**

**NEWLY FITTED KITCHEN**

**BATHROOM AND SEPARATE W.C.**

**CLOSE TO CLIFF GARDENS AND SEAFRONT**

**SHARE OF FREEHOLD**

**SPACIOUS LOUNGE**

**PRIVATE COURTYARD AND COMMUNAL GARDEN**

**CONSERVATION AREA**

**CLOSE TO STATION**

**RESIDENTS PERMIT PARKING**

Ref: 6656

## ACCOMMODATION COMPRISES;

Approached via hardwood entrance door into:-

### HALLWAY

Leading to:-

### RECEPTION HALL 12' 1" x 8' 7" (3.68m x 2.61m)

Tiled floor. Radiator. Smooth finish ceiling. All rooms leading off.



### LOUNGE 15' 5" x 12' 9" (4.70m x 3.88m)

Sash bay window to the front aspect with original shutters. Polished wood floor. Open fireplace with log burner. Radiator. Picture rail. Smooth finish ceiling.



### BEDROOM ONE 13' 2" x 11' 4" (4.01m x 3.45m)

Sash window to rear aspect. Polished wood floor. Radiator. Picture rail. Smooth finish ceiling.





**BEDROOM TWO** 11' 7" x 6' 0" (3.53m x 1.83m)

Window to front aspect. Wood laminate flooring. Radiator. Smooth finish ceiling.



**BATHROOM**

Comprising of panelled bath with main shower unit over and glass shower screen. Vanity unit with inset wash hand basin. Low level w.c. Part tiled walls. Radiator. Sash window to side aspect.



**KITCHEN** 14' 7" x 8' 9" (4.44m x 2.66m)

Newly installed kitchen with cream coloured units to base and eye level with granite effect work surfaces. Inset one and a quarter bowl sink unit with mixer tap. Built-in Bosch electric oven and ceramic hob with extractor unit over. Integrated fridge-freezer, dishwasher and washing machine. Bay window to side aspect with fitted breakfast bar. Tiled floor. uPVC double glazed door to rear garden.





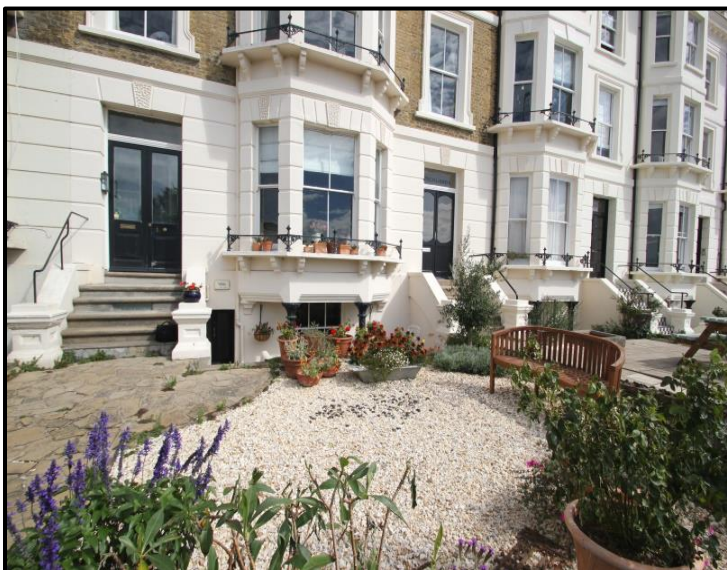
## OUTSIDE

Private courtyard area to the immediate rear with steps to communal garden, which is beautifully maintained by the residents of the property. Featuring a lawned area with pergola for outside dining. Well stocked established flowerbeds. Rear patio. Storage area. Brick boundary walls.

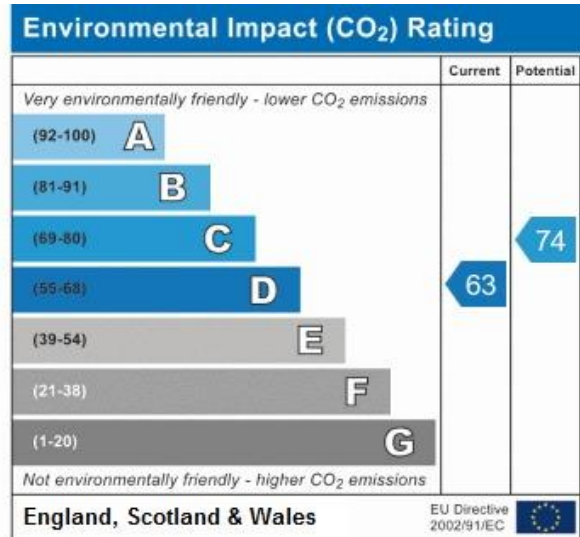
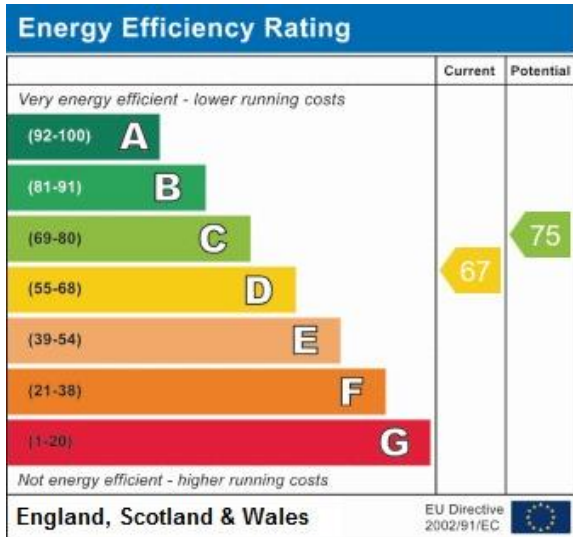


## FRONT GARDEN

Attractive front garden with pea shingle ground cover. Retained by dwarf brick wall and wrought iron railings.







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