

2 The Boathouse, Clifftown Shore, Western Esplanade, Southend-On-Sea, SS1 1FU

£395,000



Lordsons Open House are thrilled to present this exceptional one-bedroom penthouse apartment, located within the iconic Clifftown Shore development in Southend-on-Sea. Combining modern elegance with breathtaking estuary views, this property offers a unique opportunity to experience luxury coastal living.

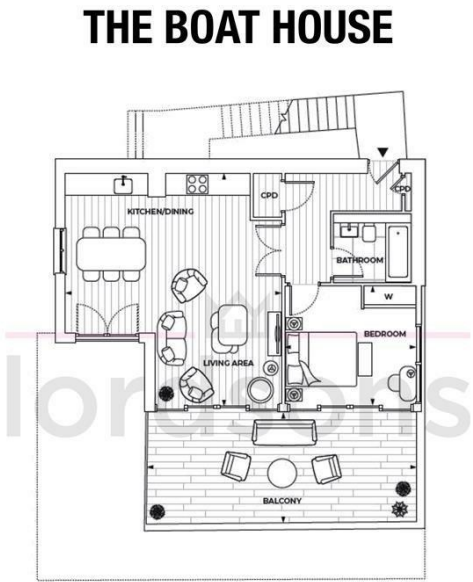
Externally, the apartment boasts a large south facing terrace with panoramic estuary views. This fantastic outdoor space is perfect for entertaining or simply relaxing, with ample room for outdoor furniture. The property includes secure underground parking with one allocated bay, ensuring convenience and peace of mind.

The apartment benefits from modern electric heating and full double glazing throughout, providing both comfort and energy efficiency. Inside, the stylish accommodation includes a spacious hallway with storage, a contemporary bathroom suite, a large bedroom, and an open plan kitchen/lounge/diner with sleek finishes, perfect for modern living.

With its enviable location, breathtaking views, and impeccable design, this penthouse is more than just a home, it's a lifestyle. Don't miss the chance to make this extraordinary property yours. Contact Lordsons Estate Agents today to arrange your viewing and step into a world of coastal luxury!



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**OPEN PLAN KITCHEN/LOUNGE/DINER 21' 1 X 20'5**  
**BEDROOM 11'9 X 11'6**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC