

home.



£355,000

**Clifftown Parade**

Southend-On-Sea, SS1 1DP

## PROPERTY SUMMARY

\*\*\*£10,000 DEVELOPER DEPOSIT INCENTIVE AVAILABLE, PHASE 1 ONLY 4 PROPERTIES-  
AVAILABLE FOR VIEWINGS NOW \*\*\*

Home Estate Agents are excited to offer for sale this one bedroom top floor apartment situated in the conservation area with a stunning panoramic sea view and having no onward chain.

Gleneagles House is a Grade II Listed Development in Southend's historic Clifftown Conservation Area—

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1



1





an exclusive collection of 6 beautiful 1 and 2-bedroom homes, overlooking the beautiful Southend Seafront. With stunning sea and pier views, these homes also benefit from a character finish that speaks to the original property and the surrounding area. The developers have ensured they have maintained the character features of each property, coupling this with Smart Home Technology that enables home lighting, heating and automation control, energy optimisation and environmental sensing, this saving up to 30% on energy bills creating a home that look after the occupants, not the other way around.

Situated on Clifftown Parade, Gleneagles House boasts panoramic sea views which are perfectly framed by the attractive flower beds and gardens lining the promenade.

The development offers ample resident permit parking for the communities ease of use.

Located a short distance from Southend's High Street, Seafront and transport links including trains to London as well as Southend's International airport, this development truly represents an ideal purchase and as such should be viewed without delay.





## LOCAL AUTHORITY


## TENURE

Leasehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

home.

### OFFICE ADDRESS

The Old Bank  
26 Broadway  
Leigh on Sea  
Essex  
SS9 1AN

### OFFICE DETAILS

info@homeofleigh.com  
01702480033  
homeofleigh.com