



Flat 42 Clifftown Shore

Flat 42 Clifftown Shore Western Esplanade Southend-On-Sea SS1 1FU

Home Estate Agents are privileged with instruction to offer for sale this fabulous two bedroom third floor apartment which is positioned within the iconic new development 'Clifftown Shore' on Western Esplanade in Southend-on-Sea. This beautifully presented residence offers tremendous estuary views and has been exceptionally designed and furnished to the highest of specifications to make the most of the stunning contemporary open-plan kitchen/lounge/diner and boasts a superb wrap-around corner terrace on the west side of the complex.

The accommodation comprises; shared secure entrance lobby with stairs and lift to the third floor and private door into the apartment which contains; hallway, two well-designed bedrooms with fitted wardrobes, en suite to master and a separate luxury bathroom. This wonderful home features a breath-taking open-plan contemporary kitchen/lounge/diner with sliding doors opening onto a south/west facing wrap-around corner terrace with an



exceptional sea vista. The property includes allocated parking via state of the art 'Woehr' car lift and a storage cage.

Clifftown Shore is set to change the face of Southend, with a stunning design that will encapsulate fantastic views, large terraces and a new destination restaurant.

With unique estuary views and a stylish interior finish, we strongly recommend viewings to avoid missing out on this impressive residence.

EPC Rating: B

The accommodation comprises: -

Living/Dining/Kitchen 22' 7 x 18' 3"

Wood flooring. Downlights and radiator. The Krieder kitchen comprises of contemporary handleless wall and base units with quartz worktops and splashback, a floating matt black shelf and silgranit undermount sink with luxury monobloc mixer tap in black. There are integrated appliances including: Blaupunkt fridge freezer, Blaupunkt dishwasher, Siemens built in oven, microwave combi oven, Siemens touch slider control 6 ring induction hob, Siemens re-circulating integrated extractor and Capel wine cooler in black finish. Triple glazed windows to front and side with floor to ceiling curtains and triple





Bedroom Two 18' 11 x 9' 8

Carpeted flooring. Ceiling light and computer controlled electric wall heaters. Built in wardrobe. Triple glazed window to side and triple glazed door leading to wrap around balcony with floor to ceiling curtains.

Bathroom

Tiling to floor and ceiling. Downlights. The suite comprises of a low level w.c, bath with shower overhead and hand wash basin with mixer tap. Heated towel rail and extractor. Mirror cabinet with concealed storage and shelf unit with integrated shaver socket.

South Facing Wrap Around Terrace

Superb wrap-around corner terrace on the west side of the complex with panoramic sea views totalling 633 sq ft.



glazed sliding doors leading to wrap around balcony also with floor to ceiling curtains.

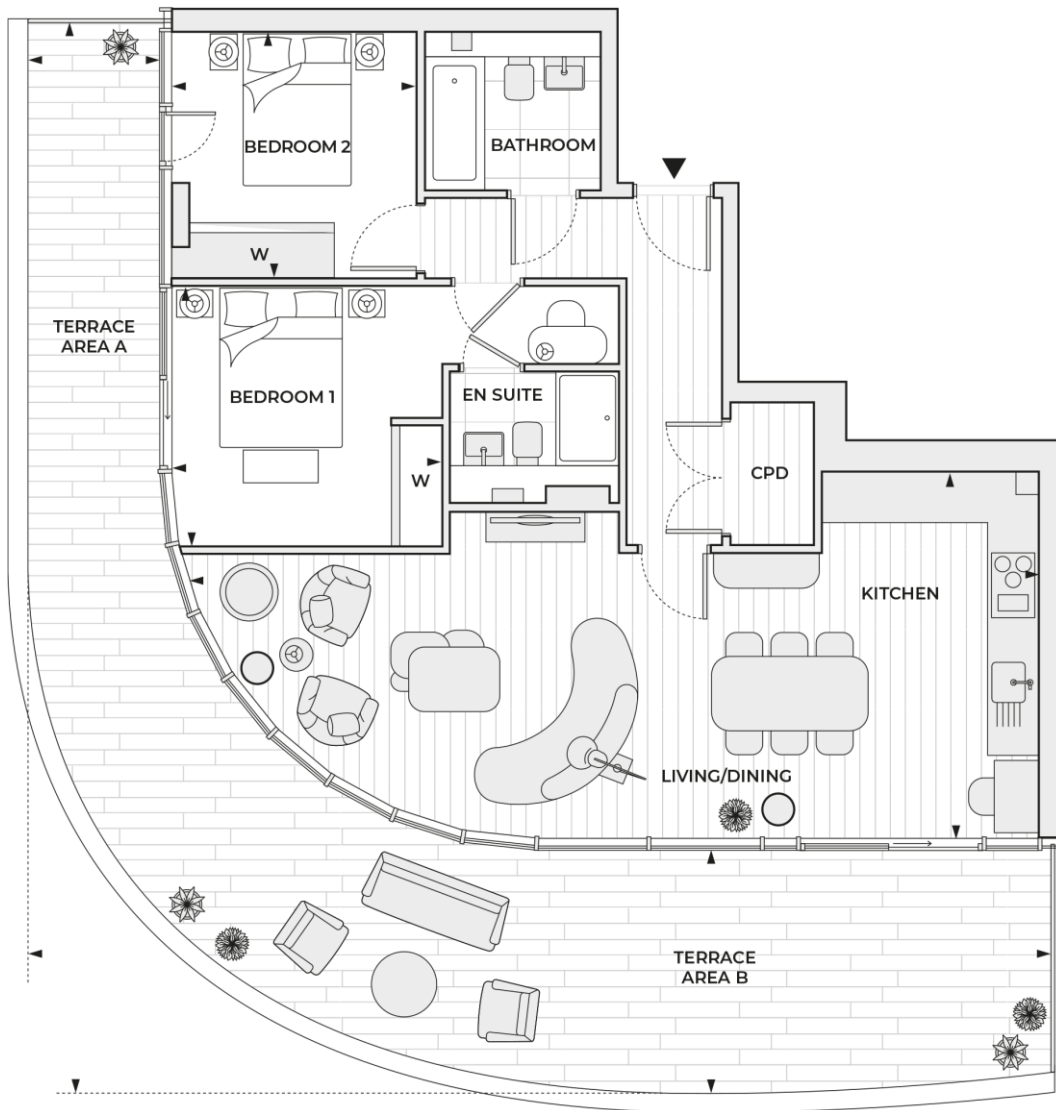
Bedroom One 12' 4 x 10' 7

Carpeted flooring. Ceiling light and controlled electric wall heaters. Built in wardrobe. Triple glazed window to side and sliding doors leading to wrap around balcony with floor to ceiling curtains.

En-Suite

Tiling to flooring and walls. Downlights. The suite comprises of hand wash basin with mixer tap, low level wc, walk in shower with hand held attachment. Heated towel radiator and extractor. Mirror cabinet with concealed storage and shelf unit with integrated shaver socket.





Guide Price £700,000 - £725,000 Leasehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.