



9 Park Road

9 Park Road Westcliff-on-Sea Essex SS0 7PE

Home Estate Agents are very excited to offer for sale this incredible three bedroom apartment which occupies the entire ground floor of this beautiful period building, built in 1872 and which is located in the much sought after Milton Conservation area of Westcliff on Sea.

The accommodation comprises; grand entrance hall, a spacious lounge with feature marble fireplace, three large double bedrooms, one with an en suite shower room, a further bathroom & separate cloakroom plus a beautiful open plan kitchen & family room which overlooks a pretty rear garden.

Externally the property benefits from a secluded and established west backing rear garden with a fabulous entertaining area and off street parking to the front.



Situated on Park Road, within the heart of the Milton Conservation area in Westcliff On Sea, this characterful property is perfectly located for the Cliffs and beach and the mainline railway stations for both Westcliff & Southend Central giving direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via its own part glazed entrance door leading to:

Entrance Hall 23'6 x 5'11

A very grand entrance hall with wood laminate flooring, high ceilings with coved cornice and ceiling rose, dado rail, under stairs storage cupboard, two radiators, doors to:

Lounge 16'1 (into bay) x 15'1

Sash bay window to front aspect, wood laminate flooring, feature open working fire with Italian marble surround and granite hearth, cornice to ceiling with central ceiling rose, radiator.



American style fridge/freezer, further range of matching eye level wall mounted units, radiator, door to garden.

Bedroom One 19'9 x (reducing to 15'3) x 10'5

Double glazed window to side aspect, carpeted, cornice to ceiling, feature fireplace with hearth, radiator, door to:

En Suite Shower Room 7'2 x 3'6

Double glazed obscure window to side aspect, walk-in shower cubicle, low level WC, wash hand basin with mixer tap and vanity unit beneath, tiled flooring, heated towel rail.

Bedroom Two 16'9 x 15'1

Sash window to front aspect, wood laminate flooring, cornice to ceiling with central ceiling rose, picture rail, feature Italian marble fireplace with granite hearth, radiator.

Bedroom Three 15'1 x 12'2

Double glazed sash window to rear aspect, carpeted, feature brick built fireplace with wood surround, cornice to ceiling, picture rail, radiator.

Rear Lobby 6'11 x 3'3

Window to side aspect, tiled flooring, dado rail, door to:

Bathroom 14'5 (reducing to 6'10) x 6'5

Window to side aspect, floor standing claw footed bath, pedestal wash hand basin, walk-in shower, tiled flooring,



Kitchen & Family Room 20'6 x 11'3

A fabulous room with sash windows to side aspect and a double glazed orangery to the rear with French doors opening to the rear garden. The kitchen is fitted with a range of work surfaces, cupboards and drawers, appliance space for rangemaster cooker and built-in extractor hood, wine fridge and wine rack, air conditioning unit, wood laminate flooring, access through to:

Utility Room 12'5 x 6'8

Double glazed window to rear aspect and obscure window to side. Butler sink with mixer tap inset into a range of work surfaces with cupboards beneath, integrated dishwasher, space for washing machine, integrated bin storage, space for

heated towel rail.

Cloakroom 4'1 x 2'10

Obscure window to side aspect, low level WC, wall mounted wash hand basin, tiled flooring, heated towel rail.

Externally

Rear Garden

The property benefits from a beautifully maintained and secluded west backing rear garden. Commencing with an attractive paved patio area to the immediate rear, creating a wonderful space for outside dining and entertaining. The remainder of the garden is laid to lawn and walled providing seclusion and privacy. There are established flower and shrub borders, a feature pergola area and access to a garden shed which measures 17' x 5'6 and has power and lighting connected. There is also a gate giving access to the side of the property with ample storage which leads through to the front of the property.

Front Garden

The front of the property is laid with shingle and enclosed with a brick retaining wall and wrought iron railings. To the side there is off street parking for one vehicle.

Lease Information

The property is being sold as Leasehold with 116 years remaining on the lease.

Ground rent is £100 p/a.

Building Insurance is £303 p/a

Any maintenance costs are shared with the first floor apartment.









Price £575,000 Leasehold

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