



Flat 4, 17-19 Palmeira Avenue



# Flat 4, 17-19 Palmeria Avenue Westcliff-on-Sea Essex SS0 7RP

Home Estate Agents are delighted to offer for sale this spacious and well presented two bedroom top floor apartment within close proximity to local amenities.

The accommodation comprises; communal entrance hall with private lift leading to entrance door, spacious lounge with balcony offering estuary views, kitchen with integrated appliances and a further balcony again offering estuary views, bathroom, a split level master bedroom with en-suite.

Externally the property offers of street parking and two balconies offering amazing views.

Situated on Palmeira Avenue in Westcliff-on-Sea, this fabulous flat is within close proximity to local amenities which includes nearby seafront, station and Hamlet Court



Road's vibrant high street with its array of bars, cafés, shops and restaurants. The nearby train line provides quick access to London Fenchurch Street for commuters.

## Accommodation Comprises

### Entrance

Communal door into communal hallway via secure intercom system with lift. Private entrance door into:

### Hallway

Further door into inner hallway with fitted carpet, coved cornice, private door to fire exit route. Doors to:

### Entrance Hall

Wooden flooring, coved cornice. Door leading to:



#### Lounge/Diner 18'6 x 13'4

Double glazed patio doors to rear leading to private balcony, coved cornice, down light, radiator.

#### Balcony 13'1 x 4'4

Balcony offering amazing estuary views.

#### Kitchen/Breakfast Room 12'6 x 10'4 < 7'5

Windows to front and door leading to private west facing balcony offering estuary views, rolled top worksurfaces with a range of wall and base units, stainless steel sink with mixer taps and drainer, integrated oven with four ring electric hob and extractor over, integrated fridge, freezer, Bosch dishwasher and washing machine, radiator, tiled splashbacks,



coved cornice and down lights.

#### Bedroom One 17'9 x 11'7

Split level room with fitted carpet, double glazed window to rear offering estuary views, coved cornice, two radiators. Door to:

#### En-Suite Shower Room

Vinyl flooring, shower cubicle with Triton electric shower, wash hand basin with mixer tap, WC, heated towel rail, extractor, down lighters.

#### Bedroom Two 15'7 x 13'1 > 13'1

Fitted carpet, bay window to front offering sea views and bespoke fitted bench with storage beneath, coved cornice, picture rail, radiator, storage cupboard.

#### Bathroom

Tiled flooring and walls, panelled bath with shower attachment and screen, wash hand basin with mixer tap and vanity unit, WC, further vanity unit with rolled top worksurface, extractor.





### Externally

### Communal Garden

Communal garden area with paved seating area and shrub borders, also this apartment has its own large private cellar for storage

### Parking

Off street parking space for one car, steps leading up to the communal entrance door and raised decked seating area.

### Lease Information

#### Share Of Freehold

Lease 987 years remaining

Ground Rent £0

Service Charge £2345.04 Per Annum (includes building insurance)

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







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FANTASTIC







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Price £425,000 Leasehold

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