

home.

OFFERS OVER

£390,000

Palmeira Avenue, Westcliff-On-Sea

Flat 4, 17 -19 Palmeira Avenue, Westcliff-On-Sea, 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, a split level master bedroom with en-suite shower room as well as bathroom.

Externally the property offers of street parking.

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.



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.







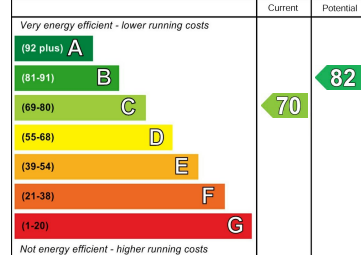
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Offers Over £390,000 Share of Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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

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.