



5 Beach Court



# 5 Beach Court Whitefriars Crescent Westcliff-on-Sea Essex SS0 8EZ

Home Estate Agents are very excited to offer for sale this incredible Penthouse apartment, which occupies the entire top floor of this beautiful, period building which stands in its own mature grounds.

The accommodation comprises; large entrance hall, lounge/diner, separate fitted kitchen, two well appointed double bedrooms and a modern bathroom suite and separate utility room. There are also estuary views from several rooms.

Externally the property sits in its own established grounds and is set back from the road with



parking facilities to the front and a shared rear garden to the rear.

Situated in Whitefriars Crescent, Westcliff On Sea, this gorgeous property is being offered with no onward chain and is ideally located for the beach, Hamlet Court Roads shopping facilities along with mainline railway station, giving direct access to London Fenchurch Street.

## Accommodation Comprises

The property is approached via well maintained communal areas with stairs leading to the second floor landing with private door to:

## Entrance Hall 23'3 x 15'8 (reducing to) 7'4

An extremely spacious hall which is carpeted, dado rail, two built-in storage cupboards, two radiators, doors to:



### Lounge/Diner 21'1 x 13'1

Double glazed window to side aspect with estuary glimpses, carpeted, smooth plastered ceiling with central ceiling rose, picture rail, two radiators.

### Kitchen 12'6 (max) x 11'1

Double glazed window to side aspect, the kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven, hob and extractor hood, further



range of matching eye level wall mounted units, appliance space and plumbing for washing machine, fridge/freezer, wall mounted boiler (not tested), built-in eaves storage, radiator.

### Bedroom One 12'5 x 10'10

Double glazed window to side aspect, carpeted, built-in wardrobes, smooth plastered ceiling, picture rail, radiator.

### Bedroom Two 11'11 (max) x 8'1

Double glazed window to side aspect, carpeted, picture rail, radiator.

### Bathroom 9'4 x 4'9

Double glazed obscure window to rear aspect, three piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity unit beneath, half tiled to surrounding walls, radiator.



### Utility Area 7'3 x 4'1 (max)

Wood flooring, radiator.

### Externally

The property is set well back from the road providing a sweeping driveway which leads round to the back of the building and provides off street parking on a first come first serve basis. There are well tended communal gardens to both the front and rear.

### Lease Information

The property is being sold as Leasehold with 145 years remaining.

The ground rent is £250 p/a.

Service charge is £1,964 p/a.

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





Price £275,000 Leasehold

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