

home.



PRICE GUIDE

£500,000

Cliftown Shore, Western Esplanade, Southend-On-Sea

Flat 6 Clifftown Shore, Southend-On-Sea, SS1 1FU

*** Guide Price £500,000 - £525,000 ***

Home Estate Agents are delighted to offer for sale this fabulous two bedroom first floor apartment which is positioned within the iconic new development 'Clifftown Shore' on Western Esplanade in Southend-on-Sea. This apartment boasts breathtaking sea views from its south-facing balcony, perfect for enjoying your morning coffee or watching the sunset.



As you step inside, you are greeted by a modern and bright interior that is sure to impress. The property features two spacious double bedrooms, ideal for a small family, guests, or even a home office.

Clifftown Shore offers communal gym and concierge service offered within the block. Say goodbye to expensive gym memberships and hello to convenience and luxury right at your doorstep.

Whether you are looking for a peaceful retreat by the sea or a vibrant community to be a part of, this flat offers the best of both worlds. Don't miss out on the opportunity to make this beautiful flat your new home. Contact us today to arrange a viewing and experience coastal living at its finest in Southend-On-Sea.

Entrance

Communal entrance with stairs and lift leading to first floor. Personal entrance door into:

Hallway

Wood effect laminate flooring, video entry phone system, utility and storage cupboard, spot lights. Doors to:

Utility Cupboard

Utility cupboard housing Dimplex hot water tank, air filtration system and space for washing machine.

Open Plan Kitchen/Lounge



Kitchen Area

Wood effect laminate flooring, spotlights, range of wall and base units with Quartz worksurfaces, integrated Bosch four ring electric hob, Integrated Bosch and microwave, sink with mixer tap and drainer, integrated Blaupunkt dishwasher and fridge freezer, spotlights, air filtration system. Open to:

Lounge Area

Wood effect laminate flooring, double glazed window to front and sliding patio doors leading to balcony offering estuary views and electric blackout blinds, electric heater.

Balcony

Balcony offering estuary views with wood effect composite tiled flooring, glass balustrade with obscured glass side panels, spotlights.



Bedroom One

Carpeted, double glazed windows and door both to front leading to balcony with electric blackout blinds offering estuary views, fitted storage, spotlights and ceiling light, air filtration system, electric heaters. Door to:

En-Suite

Marble effect tiled flooring and part tiled walls, shower cubicle with wall mounted taps, wash hand basin with wall mounted taps, wall mounted mirror, WC, extractor, spotlights, electric heated towel rail.

Bedroom Two

Carpeted, double glazed window to front and door leading to balcony with electric blackout blinds offering estuary views, ceiling light, air filtration system, electric heater.

Bathroom

Marble effect tiled flooring, part tiled walls, tiled enclosed bath with wall mounted taps, shower over and screen, wash hand basin with wall mounted taps, wall mounted mirror, WC.

Externally

Parking

Secure underground parking for one car.

Lease Information

Share Of Freehold

Lease: 999 years remaining

Ground Rent: £0

Service Charge: £3930 Per Annum

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



TOTAL FLOOR AREA : 1055 sq.ft. approx.
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Price Guide £500,000 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		87	87
(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.