

home.



PRICE GUIDE

£325,000

Palmeira Avenue, Westcliff-On-Sea

Flat 10 13-15 Palmeira Avenue, Westcliff-On-Sea, Essex, SS0 7RP

Home Of Leigh are excited to offer for sale this wonderful apartment which occupies the entire ground floor of this period building, located in a sought after position just off Westcliff Seafront and which comes with off street parking and estuary views.

The accommodation comprises; spacious entrance hall, a large lounge with patio doors opening to the rear garden, a separate kitchen/diner, two double bedrooms - the master with an en suite shower room plus an additional three piece bathroom.

Externally the property benefits from a private decked patio area to the rear with further access to a communal garden which has wonderful estuary views, whilst to the front there is off street parking for one vehicle.

Situated on Palmeira Avenue in Westcliff On Sea, this spacious apartment is perfectly located for the seafront and beach as well as local restaurants and mainline railway stations with C2C services to London Fenchurch Street.



Accommodation Comprises:

The property is approached via part glazed entrance door to communal hallway with private door to:

Entrance Hall: 15'1 x 7'9

A spacious hall with wood flooring, coved ceiling, dado rail, entry phone system, built-in storage cupboard measuring 10'5 x 2'1, radiator, doors to:

Lounge: 22'1 x 13'1

Double glazed patio doors to the rear, wood flooring, coved ceiling with inset spotlighting, radiator, door to inner hall.

Kitchen/Breakfast Room: 20'2 x 8'3

Bay window to front aspect with estuary views, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of work surfaces with cupboards and drawers beneath, built-in oven and hob with extractor hood over, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler (not tested), tiled flooring.

Inner Hall: 12'6 x 2'7

With wood flooring, built-in storage cupboard, dado rail, door to:

Bedroom One: 16'5 (into bay) x 12'4 (plus door recess)

Bay window to front aspect with estuary views, wood flooring, coved ceiling, radiator, door to:



Externally:

The property benefits from a private decked patio area to the immediate rear with further access to a communal garden which is mainly laid to lawn.

Parking Facilities:

The property comes with allocated parking for one vehicle with permit parking on road.

Lease Information:

Share Of Freehold

Lease: 154 years remaining

Ground Rent: £0

Service Charge: £ 1,732 Per Annum including building insurance.

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



En Suite Shower Room: 9'1 x 5'1

Three piece suite comprising; fully tiled shower cubicle, low level WC, half pedestal wash hand basin, fully tiled to surrounding walls, heated towel rail.

Bedroom Two: 14'1 x 11'5

Double glazed window to rear aspect, carpeted, coved ceiling, radiator.

Bathroom: 7'9 x 7'1

Three piece suite comprising; bath with mixer tap, half pedestal wash hand basin, low level WC, tiled flooring, heated towel rail.



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Price Guide £325,000 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		79
(55-68)	D	65	
(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.