

ROYAL MEWS
SOUTHEND-ON-SEA

7 Clifton Court

7 Clifton Court Royal Terrace Southend-on-Sea Essex SS1 1DX

Home Of Leigh are very excited to offer for sale this charming two double bedroom apartment which forms part of a beautiful period building, originally built as Hotel on the prestigious Royal Terrace in the Southend Conservation Area.

This delightful property boast two entrances, including its own private entrance door to the side, a fabulous main lounge with feature bay window and estuary views, a separate fitted kitchen, two well appointed bedrooms and a modern three piece bathroom suite.

There are many original features throughout the property including high ceilings, original cornicing and sash windows a well estuary views from both the lounge and master bedroom and the huge benefit of being sold with a share



of the Freehold and no onward chain.

Situated on Royal Terrace within the enviable Southend Conservation area, this beautiful property is within walking distance of all local amenities including Southend Town Centre, the beach and mainline railway station giving access to London Fenchurch Street.

Accommodation Comprises

The property is approached via its own private double glazed entrance door leading to:

Entrance Hall 7'3 x 5'1

With stairs leading to the upper ground floor accommodation. Open plan with steps leading to the kitchen, carpeted, coved cornice to smooth plastered ceiling, dado rail, door to bedroom one.

Bedroom One 14'7 x 8'1

Sash windows to front and side aspect with estuary views, carpeted, coved cornice to smooth plastered ceiling, feature vertical column cast iron radiator.



Utility Room 6'5 x 3'7

Obscure glazed window to side aspect, appliance space and plumbing for washing machine, wood flooring.

Bedroom Two 14'8 x 14'4 max

Two Sash windows to rear aspect, carpeted, coved to smooth plastered ceiling, radiator.

Bathroom 10'1 max x 9'1

Modern three piece white suite comprising bath with mixer tap and shower unit over, low level WC, pedestal wash hand basin, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.



Kitchen 15'4 x 8'5

Double glazed window to rear aspect and further single glazed window to side, stairs leading to upper ground floor level where the bathroom and second bedroom can be found. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, matching eye level wall mounted units, built in oven and four ring gas hob with extractor hood above, appliance space for dishwasher, coved cornice to ceiling, tiled splashbacks, glazed door to:

Second Entrance Hall

There is also access to the apartment via the communal front door which leads to a small hallway with stairs down to the lower ground floor accommodation and door to lounge.

Lounge 19'6 into bay x 14'3

Sash bay window to front aspect with fabulous estuary views, carpeted, cornice to ceiling with central ceiling rose, feature cast iron fireplace with attractive surround, two cast iron effect radiators.

Externally

Parking

Permit parking.

Lease Information

Share Of Freehold

Lease - Approx 153 Years Remaining

Service Charge: £0

Building Insurance - Approx £387.99 including Ground Rent of £60.00 per annum.

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





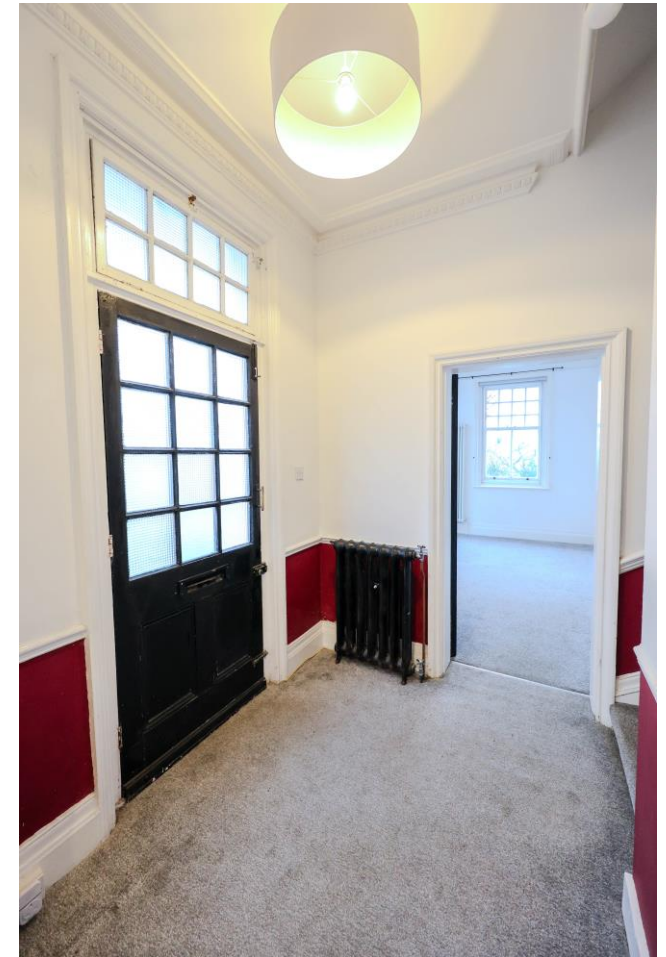
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GROUND FLOOR



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Guide Price £280,000 £300,000

HOME - The Estate Agent of Leigh
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HP1222 Printed by Ravensworth 01670 713330