

home.

£1,300,000

Clifftown Shore, Western Esplanade,

49 Clifftown Shore, Western Esplanade, Southend-on-Sea, Essex, SS1 1FU



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Home Estate Agents are delighted to share with you an exquisite penthouse apartment, finished to the highest spec. Clean lines, neutral tones and cutting edge design, create a minimalist Nordic charm - the perfect space for high-end, comfortable living. Entertain and relax in tranquil surroundings, while enjoying panoramic views of the Thames Estuary, beyond your private terrace. Wide hallways and three spacious bedrooms in a cool neutral tones, make this is a must see property in an unrivalled coastal location. A perfect fit for working professionals, a young family or those seeking a blissful seaside retreat.



As you enter the apartment, you are greeted by an abundance of natural light that floods the open-plan living area, creating a warm and inviting atmosphere. The highlight of this remarkable home is undoubtedly the huge wrap-around terrace, where you can enjoy breath-taking sunsets and the soothing sounds of the sea, making it an ideal space for entertaining guests or simply unwinding after a long day.

Residents also benefit from exclusive access to a well-equipped gym. Additionally, secure parking is provided via a 'wohr' car lift.

This penthouse apartment is not just a home; it is a lifestyle choice, combining luxury, comfort, and convenience in one of Southend on Sea's most sought-after locations. With its proximity to local amenities, shops, and transport links, this property is a rare gem that promises to impress. Do not miss the opportunity to make this stunning penthouse your new home by the sea.

Accommodation Comprises

The building is approached via secure communal entrance doors into communal hallway with concierge and stairs and lift to all floors. Door leading to:

Entrance Hall

16'9 x 7'1

A spacious entrance hall with composite flooring throughout, smooth plastered ceiling with inset spotlighting and feature roof lantern, large built in storage cupboard housing hot water tank, Nilan air source heat pump, appliance space and plumbing for washing machine, wall mounted electric heater. Doors to:





Open Plan Lounge/Kitchen/Dining Area

32'8 x 22'8

An incredible dual aspect room which faces south west therefore enjoying a bright and airy aspect into the evening with full height triple glazed windows to front and side aspect enjoying fabulous estuary views, composite flooring throughout, smooth plastered ceiling with inset spotlighting, sliding doors leading out onto the terrace, two electric wall mounted Dimplex heaters. The kitchen area is fitted to include a modern sink unit with mixer tap inset into a range of Quartz worksurfaces with cupboards beneath, integrated Siemens double oven and integrated dishwasher, four ring induction hob with extractor hood above, integrated fridge and separate freezer, matching eye level wall mounted units with concealed lighting beneath, central island which has further storage cupboards beneath and matching worktops, integrated wine fridge and stool seating around for four people.

Bedroom One

15'2 x 12'4 plus depth of wardrobe

Double glazed full height windows to side and rear aspect with sliding doors giving access to the terrace with estuary views, carpeted, smooth plastered ceiling with inset spotlighting, range of fitted floor to ceiling wardrobes with sliding doors and built in drawers and shoe rack, wall mounted electric heater. Door to:

En-Suite Shower Room

10'7 x 5'6

Full height double glazed windows to side aspect with estuary views, modern suite comprising fully tiled walk in shower cubicle, wall mounted wash hand basin with mixer tap, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Two

13'6 x 8'4

Double glazed sliding patio doors to rear giving access to the terrace, carpeted, range of fitted floor to ceiling wardrobes with sliding doors, wall mounted electric heater.

Bedroom Three

11'9 x 8'8

Double glazed windows and sliding patio doors to rear giving access to the terrace, carpeted, smooth plastered ceiling, wall mounted electric heater.

Steam Sauna Room/Shower

8'5 x 8'3

Modern suite comprising wall mounted wash hand basin with mixer tap, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

South and West Wrap Around Terrace

Superb wrap-around corner terrace on the west side of the complex with panoramic sea views. The terrace offers a hot tub (to remain), stunning views of the Cliffs to the north of the penthouse and sea views from both west and south aspects.

Lease Information

Share Of Freehold

Lease: 996 years remaining



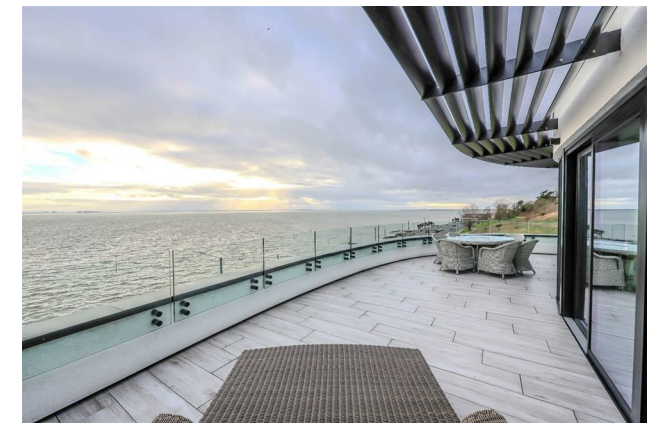
Ground Rent: £0
Service Charge: £5113 Per Annum

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





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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
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TENURE
Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

VIEWINGS
By prior appointment only

£1,300,000 Share of Freehold

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

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.