



4a Clifton Drive

4a Clifton Drive Westcliff-on-Sea Essex SS0 7SW

Home Of Leigh are very excited to offer for sale this stylish and beautifully presented two bedroom first floor apartment which has direct access to its own private rear garden and some incredible estuary views from its first floor balcony.

The accommodation comprises; spacious split level landing, a large south facing lounge/diner with estuary views and access to a balcony, a modern fitted kitchen/breakfast room with integrated appliances, two bedrooms - the master giving access to a second balcony with access to the rear garden and a smart bathroom suite.

Externally the property benefits from a great size rear garden and also comes with the added benefit of owning the front garden and therefore offering scope to create off street parking (subject to local planning consents).



Located on Clifton Drive in Westcliff On Sea, this stunning property is perfectly positioned for the beach and a few minutes walk to mainline railway station giving direct access to London Fenchurch Street as well as Hamlet Court Road and its array of shopping facilities, bars and restaurants.

Accommodation Comprises

The property is approached via part glazed communal entrance door leading to:

Entrance Hall 12'2 x 4'1

With original Parquet wood flooring, cornice to ceiling. Personal door with stairs leading to:

First Floor Landing 27'1 x 6'1

A great size split level landing which is carpeted, coved cornice to smooth plastered ceiling with inset spotlighting and access to part boarded loft space via ladder, two cast iron effect radiators. Doors to:



Kitchen Breakfast Room 12'6 x 12'1

Double glazed window to rear aspect. The kitchen is fitted to include a one and a quarter modern sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, Range cooker with five ring gas hob and extractor hood above, further range of matching eye level wall mounted units with glass display cabinets, integrated fridge and separate freezer, dishwasher and washing machine, concealed boiler (n/t), coved to smooth plastered ceiling with inset spotlighting, Parquet wood effect flooring, feature cast iron effect vertical radiator.

Bedroom One 13'3 plus depth of wardrobe x 11'1

Double glazed bay window to rear aspect with central door to balcony, carpeted, feature panelling to walls, range of fitted floor to ceiling wardrobes, smooth plastered ceiling, feature vertical cast iron radiator.

Bedroom Two 8'8 x 8'6

Double glazed window to side aspect, carpeted, smooth plastered ceiling, radiator.



Open Plan Lounge & Kitchen

Lounge Area 18'8 x 16'5 into bay

Double glazed window to front aspect with bespoke fitted seat storage and fabulous estuary views, Parquet effect wood flooring throughout, feature fireplace with electric inset log burner and wooden mantle over, twin bespoke fitted alcove storage cupboards with shelving above, coved to smooth plastered ceiling with inset spotlighting, cast iron effect radiator, door to balcony which is decked and affords some fabulous estuary views towards Southend Pier. Open plan to:

Bathroom 8'5 x 5'8

Double glazed obscure window to side aspect, modern suite comprising floor standing claw footed bath with mixer tap and shower attachment over with additional Rainfall shower head, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from having direct access to its own private rear garden which commences with a paved patio area and the remainder being laid with artificial lawn.

Front Garden

The property also benefits from sole use of the garden which is mainly laid to lawn with central path.















Offers Over £575,000 Freehold

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