



Flat 2, Palmeira Mansions



# Flat 2, Palmeira Mansions Palmeira Avenue Westcliff-on-Sea Essex SS0 7RW

Home Of Leigh are super excited to offer for sale this incredible first floor apartment which forms part of a beautiful period building located on the waterfront in Westcliff On Sea and boasts outstanding panoramic views of the estuary.

The accommodation comprises; entrance lobby, a spacious entrance hall, a south facing lounge & dining room with estuary views which is open plan to a modern fitted kitchen, a separate sun lounge, three large double bedrooms and a bathroom with an additional guest cloakroom. There is also another useful reception room currently being utilised as a gym.

Externally the property benefits from a substantial roof terrace, creating an amazing entertaining space which offers estuary views towards Southend pier, as well as a further private balcony and additional communal roof terrace.



There is also an allocated parking space for one vehicle located to the front of the building with an electric charge point.

Located on Palmeira Avenue in Westcliff On Sea, this charming apartment is a stones throw from the beach and local restaurants, with Westcliff mainline railway station being within walking distance giving direct access into London Fenchurch Street.

## Accommodation Comprises

The property is approached via a communal leaded glass porch door with original Victorian floor tiles and storage. Through to:

## Communal Entrance Hall

Original Victorian tiled floor and carpet with fitted end bookcases and cupboard.

## Entrance Lobby 5'8 x 3'1

Tiled flooring, built in floor to ceiling storage cupboards, coved cornice to smooth plastered ceiling, picture rail, further glazed door to:





microwave above, AEG hob with extractor hood over, further range of matching eye level wall mounted units, integrated fridge and separate freezer, integrated washing machine and dishwasher, smooth plastered ceiling with central ceiling rose.

#### Sun Room 13'7 x 7'1

Double glazed windows to front and side aspects enjoying estuary views, tiled flooring, double glazed patio doors leading out onto the terrace.

#### Master Bedroom/Lounge 23'6 into bay x 16'1

Sash bay window to front and side aspects enjoying estuary views, additional French doors to front giving access to the balcony, Parquet wood flooring, coved cornice to smooth plastered ceiling, picture rail, feature stone fireplace, plate rack, radiator.

Please note this room is currently being utilised as an additional living space but could easily be used as a bedroom.

#### Bedroom One 17'2 x 13'1

French doors to side aspect giving access to a communal roof terrace, Parquet wood flooring, coved cornice to ceiling, two wall light points, picture rail, radiator.

#### Bedroom Three 16'1 x 12'6

Bay window to front aspect with estuary views, Parquet wood flooring, range of fitted wardrobes, coved cornice to smooth plastered ceiling, picture rail, cast iron effect radiator.

#### Gym/Reception Room 11'2 x 8'7

A useful additional room with Amtico flooring, smooth plastered ceiling, built in storage cupboard, picture rail, radiator.

#### Entrance Hall 23'5 x 14'1 max

A great sized entrance hall which is part tiled and part carpeted, coved cornice to ceiling, picture rail, cast iron effect radiator, built in storage cupboard with shelving above. Doors to:

#### Lounge/Diner 20'4 x 11'3

A great size main reception room with two sets of French doors to front aspect with estuary views, Parquet wood flooring throughout, coved cornice to ceiling with two central ceiling roses, cast iron effect radiator. Open plan to:

#### Fitted Kitchen 15'1 x 9'5

Obscure glazed window to side aspect and adjacent door leading to the sun room. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in NEFF oven with matching





### Bathroom 9'1 x 6'6

Modern suite comprising floor standing bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level WC, fully tiled shower cubicle, slate tiled flooring, coved cornice to ceiling, radiator.

### Separate WC 5'3 x 2'9

High level WC, feature wood panelling to one wall, Amtico flooring.

### Externally

The property benefits from having access to a south facing balcony which runs the entire width of the property and also an additional roof terrace to the side which is a great size and offers ample space for outside dining and entertaining and which enjoys fabulous uninterrupted estuary views.



### Parking Facilities

There is allocated parking for one vehicle located to the front of the building with an EV charger unit.

Guest parking permit can be applied for via Southend City Council.

### Lease Information

Lease 154 years remaining  
Ground Rent £35 Per Annum  
Service Charge £225 PCM

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











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Price £795,000 Leasehold

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