



Flat 2, Palmeira Mansions

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

Home Of Leigh are excited to share this period first floor flat, within the grand Palmeira Mansions, built in 1901. Location, views and aspect are prime for coastal living, with the property boasting panoramic views. Light floods the south facing lounge/dining room, while a second sitting room provides a relaxing haven and a third reception room currently houses a gym. Three large double bedrooms give a spacious feel throughout. The impressive entrance hall sets the stage for the property and the guest cloakroom adds to the feel of this unique historic abode. The property is peppered with characterful features - wood panelling, wall features, intricate flooring, arched coves and crafted cornices.

Head west for the quaint Old Town fisherman's village of Leigh on Sea and East for the yacht and golf club. Host your guests beachside, on the roof terrace or enjoy your morning coffee, perusing dog walkers and paddle boarders, on your own private balcony. The perfect place to watch the world go by.

Private parking and direct travel links just steps away, give you



direct and easy 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:

Entrance Hall 23'5 x 14'1 max



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.

Bathroom 9'1 x 6'6

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 microwave above, AEG hob with extractor hood over, further range



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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PROWSE

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Price £795,000 Leasehold

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