

home.

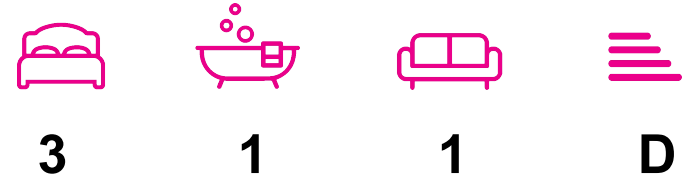
**£335,000**

Westcliff Parade, Westcliff-On-Sea

TOWER COURT



# 49 Tower Court Westcliff Parade, Westcliff-On-Sea, Essex, SS0 7QH



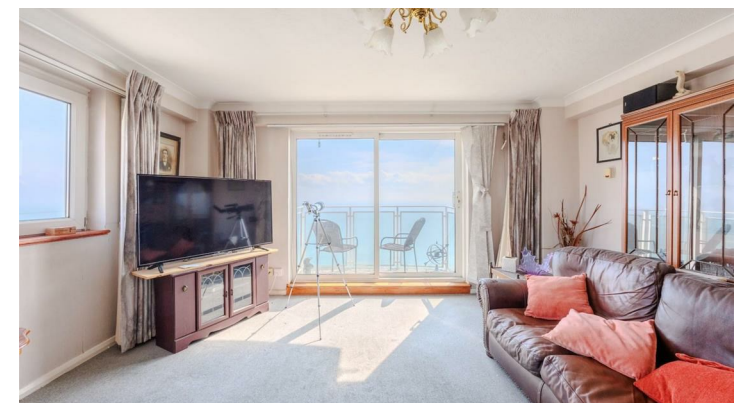
Home Estate Agents are delighted to present this splendid 9th floor flat located on Westcliff Parade in the charming area of Westcliff-On-Sea. This property boasts three generously sized bedrooms, making it an ideal choice for families or those seeking extra space. The flat features a well-appointed shower room and a separate W/C, ensuring convenience for all residents.

One of the standout features of this property is the breath-taking sea views that can be enjoyed from various vantage points within the flat, complemented by not one, but two inviting balconies. These outdoor spaces provide the perfect setting for relaxation while soaking in the picturesque surroundings.

The communal entrance way of Tower Court is both welcoming and secure, with a dedicated caretaker available five days a week to assist residents. Additionally, the property offers parking for one vehicle on a first-come, first-served basis as well as a garage, a valuable asset in this desirable location, or alternatively, residents permit parking is available on the road for a very reasonable cost.

Situated in close proximity to the Westcliff sea front, residents will find themselves just a short stroll away from the beautiful coastline. The Southend Central train station and the vibrant Southend high street are also conveniently nearby, providing easy access to a variety of shops, restaurants, and transport links.

This flat presents a wonderful opportunity to enjoy coastal living in a well-maintained building, with ample space and stunning views. We invite you to arrange a viewing and experience the charm of this property for yourself.



## Accommodation Comprises

Via attractive communal entrance door into communal entrance hall with stairs and two lifts to the ninth floor. Private entrance door into:

### Hallway

Carpeted, ceiling light, four storage cupboards. Doors to:

### Lounge

15'3 x 14'11

Carpeted with underfloor heating, coved cornice, double glazed window to side aspect, double glazed sliding doors to front aspect leading to balcony, ceiling light,

### Balcony

8'4 x 4'8

South facing balcony with far reaching estuary views including Southend Pier.

### Kitchen

11'4 x 8'6

Lino flooring, tiled walls, coved cornice, ceiling light, double glazed window to front aspect with stunning sea views, range of base units with rolled edge worksurfaces and matching wall mounted eye level units, integrated four ring electric hob with extractor over, tiled splashbacks, sink with drainer, space for dishwasher, washing machine and fridge freezer.

### Bedroom One

14'11 x 10'7

Carpeted with underfloor heating, ceiling light, double glazed window to side aspect, fitted wardrobe.

### Bedroom Two

11'9 x 7'1

Carpeted with underfloor heating, double glazed window to side aspect, two ceiling lights, fitted wardrobe.

### Bedroom Three

15'4 x 8'4

Carpeted with underfloor heating, coved cornice, ceiling light, double glazed window to side aspect, double glazed patio door to enclosed balcony.

### Shower Room

5'9 x 5'5

Carpeted, tiled walls, coved cornice, ceiling light, electric heated towel rail, WC, wash hand basin with storage under, shower cubicle with electric shower.

### Separate WC

Carpeted, tiled walls, coved cornice, ceiling light, WC, wash hand basin.

### Externally

### Parking

Parking is permit parking in zones and is also available on a first come, first serve basis to front and rear.

### Garage

### Lease Information

Lease 939 remaining

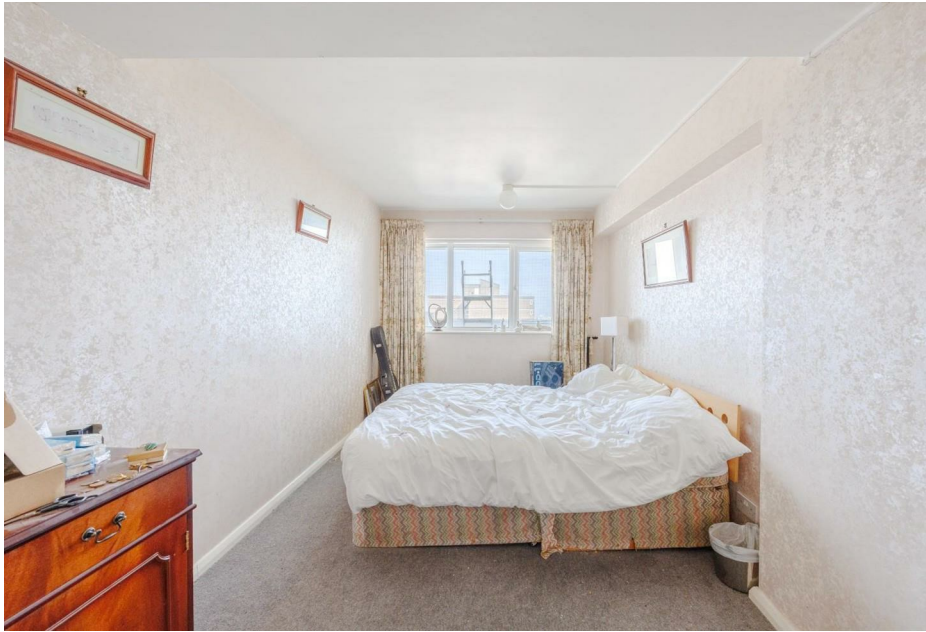
Ground Rent: £54 Per Annum

Service Charge: £2,750 Per Annum including building insurance and water.

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



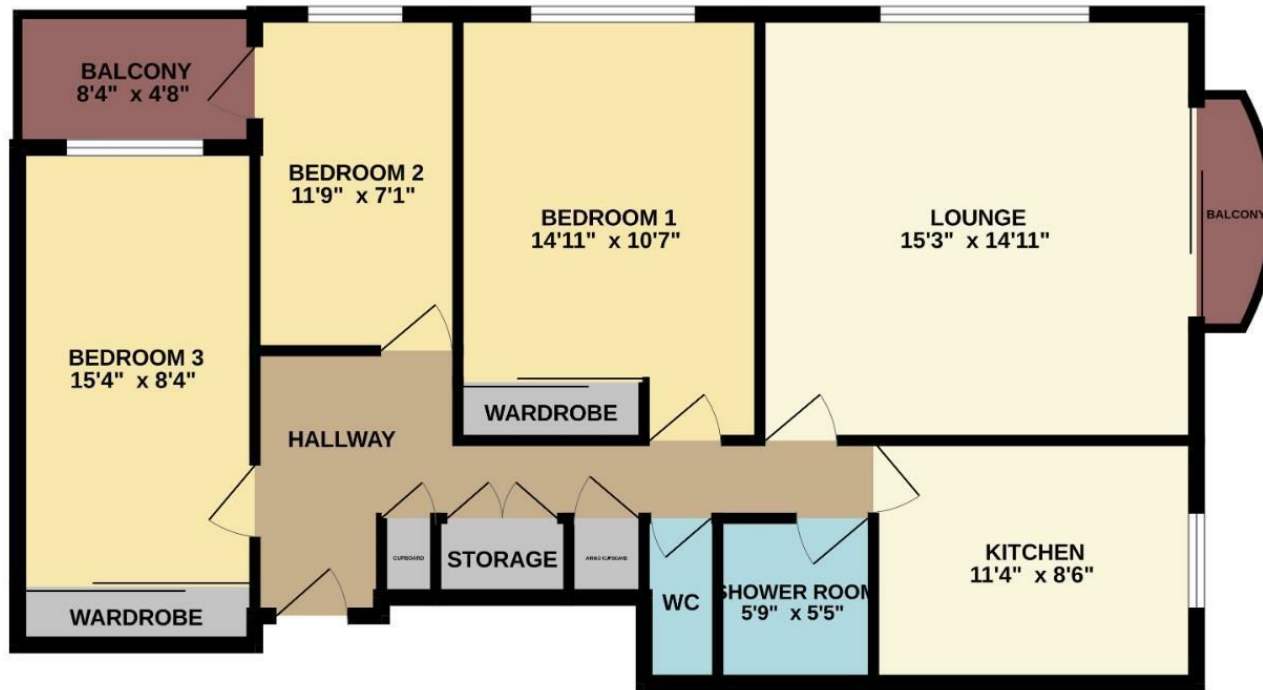








877 sq.ft. approx.



TOTAL FLOOR AREA : 877 sq.ft. approx.  
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**LOCAL AUTHORITY**  
Southend City Council

**COUNCIL TAX BAND**  
D

**TENURE**  
Leasehold

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£335,000 Leasehold

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.