

# Apartment 9 The Beecroft





# Apartment 9 The Beecroft 1-3 Westcliff Avenue Westcliff-on-Sea Essex SS0 7QR

Home Estate Agents are thrilled to present this spectacular penthouse apartment within the prestigious Beecroft Apartments - an exclusive development set in one of Westcliff-on-Sea's most iconic Edwardian buildings. Once a grand hotel and later a renowned art gallery, this characterful building has been thoughtfully restored and now houses just nine luxurious homes, with this penthouse crowning the development in unrivalled style and sophistication.

Spanning two levels, the apartment blends elegant period proportions with a sleek, modern finish. At its heart is a vast open-plan living space with a private balcony - bathed in natural light and perfectly appointed for entertaining or relaxing. A bespoke kitchen sits at its centre, featuring high-end Neff appliances, a Rangemaster oven, and contemporary fittings that enhance the refined aesthetic. A dedicated utility room and underfloor heating throughout add practicality and comfort.



Upstairs, a private sun terrace offers breath-taking panoramic views across the Thames Estuary. With power and water connections, it's designed to accommodate a rooftop jacuzzi - an exceptional opportunity for luxury outdoor living by the coast.

The accommodation includes three spacious double bedrooms, including a beautifully appointed principal bedroom with a stylish en suite. A second contemporary bathroom serves the remaining two bedrooms, while every inch of this home reflects impeccable attention to detail.

Residents enjoy lift access to all floors, allocated off-street parking, and use of elegant communal areas that preserve the grandeur of the building's Edwardian heritage. Perfectly positioned moments from the seafront and a short walk to Westcliff station, this penthouse offers an exceptional blend of history, location, and modern luxury. Early viewing is highly recommended to fully appreciate the scale and quality of this one of a kind home.



range of Mark James' Luxury Collection bespoke cabinets with marble effect Quartz worksurfaces, space and plumbing for washing machine.

#### Bedroom One 22'5 x 15'7

Carpeted with underfloor heating, four double glazed Sash windows to front aspect offering excellent sea views, wall panelling, two ceiling roses with lights, integrated ceiling speakers, air conditioning, Automist fire suppression system. Door to:

#### En-Suite 7'9 x 4'5

Marble effect tiled flooring and walls, spotlighting, extractor, Chatsworth & Grothe walk in shower, WC, wash hand basin with vanity storage beneath.

#### Bedroom Two 15'8 x 10'3

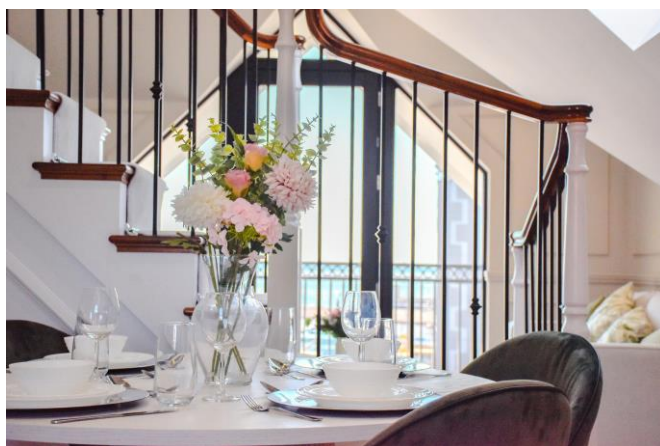
Carpeted with underfloor heating, double glazed Sash window to rear aspect, double glazed Skylight, ceiling rose with light, air conditioning, storage cupboard, Automist fire suppression system.

#### Bedroom Three 10'6 x 10'3

Carpeted with underfloor heating, double glazed Velux window to rear aspect, ceiling rose with light, air conditioning, Automist fire suppression system, storage cupboard housing boiler.

#### Bathroom 8'7 x 7'8

Black and white Victorian chequered tiled flooring, part tiled walls, ornate cornicing, spotlighting, Chatsworth & Grothe shower cubicle, freestanding roll top bath with shower head, WC, wash hand basin with vanity storage beneath, heated towel rail.



#### Entrance

Via secure double entry communal doors into communal hallway with chequered tiled flooring, video entry phone system, panelled walls, dado rail, individual post boxes, communal stairs and lift to all floors. Private entrance door into:

#### Hallway

Mat well, engineered walnut flooring with underfloor heating, wall panelling, wall lighting, coved cornice, ceiling rose with light, spotlighting, video phone system, Automist fire suppression system, stairs leading to utility room and doors to:

#### Utility Room 7'1 x 3'11

Engineered walnut flooring with underfloor heating, spotlighting,



#### Open Plan Kitchen Diner 16'4 x 10'3

Engineered walnut flooring with underfloor heating, double glazed Sash windows to rear aspect, ceiling light, integrated ceiling speakers, air conditioning, range of bespoke Mark James' Luxury Collection walnut effect base units with marble effect Quartz worksurfaces and matching splashbacks, integrated NEFF fridge freezer, integrated NEFF dishwasher, double Butler sink with drainer, integrated Siemens oven, integrated CDA wine fridge, Bertazzoni Rangemaster oven with five ring induction hob and NEFF extractor over, Automist fire suppression system.

#### Open Plan Lounge 18'4 x 16'4

Continuation of engineered walnut flooring with underfloor heating, double glazed Velux window, double glazed patio door and double glazed windows leading to the balcony, integrated ceiling speakers, wall panelling, air conditioning, spotlighting, stairs with carpet runner leading to the sun terrace, Automist fire suppression system.

#### Balcony 12'7 x 14'9

Balcony offering excellent sea views.

#### Externally

#### Roof Terrace 23'5 x 18'8

Double glazed window to front aspect, double glazed patio door to side aspect, stone flooring with a steel balustrade and offers a stunning 360 degree views overlooking the estuary, Southend pier and views as far as Hadleigh Castle, power and hot and cold water tap, space for a roof top Jacuzzi.

#### Externally

#### Frontage

The front of the property has block paving, raised flower beds, allocated parking space for the apartment, side gate for access to side of property.

#### Lease Information

Share Of Freehold

Lease: 999 years remaining

Service Charge: £2277.21 Per Annum

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





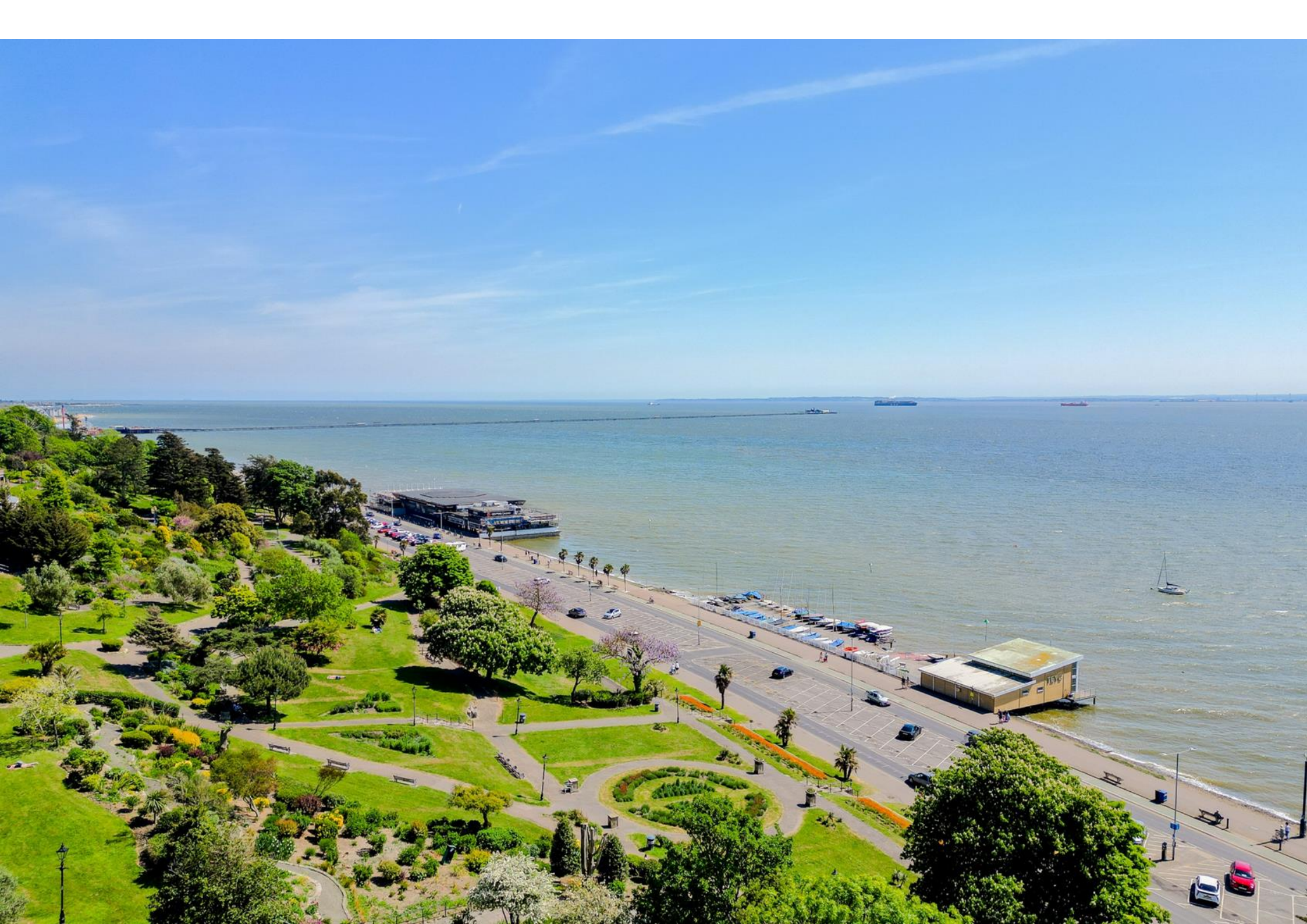




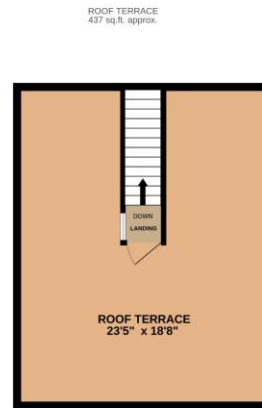
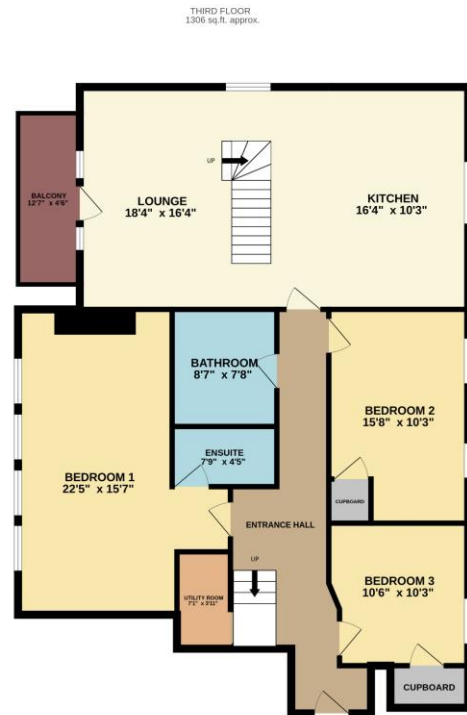












TOTAL FLOOR AREA : 1743 sq.ft. approx.  
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## Price £950,000 Share Of Freehold

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