



3 Clifton Drive

3 Clifton Drive Westcliff-on-Sea Essex SS0 7SW

Home Of Leigh are privileged to offer for sale this charming and characterful three bedroom first & second floor apartment, located in enviable elevated position which takes full advantage of the stunning estuary views on offer.

The property is spread out over three floor and comprises; entrance hall with stairs leading to a spacious first floor landing, a stunning open plan living space to the front including a spacious lounge & dining area with feature bay window and access to a south facing balcony and a luxury fitted kitchen/breakfast area with direct access to the rear garden.

There is also a large double bedroom to this floor which is being utilised as an office, a separate utility room and guest cloakroom whilst to the second floor there is a stunning master bedroom with bespoke fitted wardrobes and access to another sunny south facing balcony with estuary views. Additional rooms to this floor include another double bedroom, a modern shower room and separate cloakroom.

Externally the property boasts three balconies, one giving direct access to a private rear garden with a purpose built garden room



currently being used as a gym. To the front there is off street parking for one vehicle.

Located on Clifton Drive in Westcliff on Sea, this unique property is perfectly positioned to take advantage of the gorgeous beach directly opposite, yet still within walking distance of Hamlet Court Road and its array of shops, bars and restaurants. Westcliff railway station is also close at hand giving direct access into London Fenchurch.

Accommodation Comprises

The property is approached via double glazed entrance door leading to:

Entrance Hall

Carpeted, fitted storage cupboard, stairs leading to the first floor landing.

First Floor Landing 20'1 x 5'4

A great size split level landing which is carpeted, bespoke Neville and Johnson staircase leading to second floor accommodation via attractive wood and glass balustrades, built in cloaks cupboard, feature stained glass window to lounge. Doors to:



further range of matching eye level wall mounted units with concealed lighting beneath, built in storage cupboard housing boiler with integrated bin storage beneath, two built in fridges and separate freezers, wine fridge, coved to smooth plastered ceiling.

Utility Room 7'8 x 5'5

Double glazed window side aspect, wash hand basin with mixer tap and vanity cupboard beneath, square edge worksurface with appliance space and plumbing for washing machine and dryer beneath, additional fitted storage cupboards, wood flooring. Door to:

Cloakroom 5'3 x 2'7

Double glazed obscure window to side aspect, low level WC, vinyl flooring, radiator.

Bedroom Three 14'4 x 12'3

Double glazed windows to rear and side aspect, wood effect vinyl flooring, feature cast iron fireplace, extensive range of bespoke fitted office furniture including cupboards, drawers and desk and matching eye level wall mounted units and additional shelving, radiator.

Second Floor Landing 12'5 x 6'2

Split level landing which is carpeted, smooth plastered ceiling with access to loft space. Doors to:

Master Bedroom 18'9 < 11'8 x 17'2

A fabulous master bedroom with double glazed bi-folding doors to front giving access to a balcony affording stunning estuary views, carpeted, range of bespoke fitted wardrobes with matching dresser unit, additional built in eaves storage cupboards, smooth plastered



Lounge 18'7 x 15'6 into bay

A great size reception room with double glazed bay window to front aspect affording panoramic estuary views, additional double glazed French doors to front giving access to a balcony, again offering views of the estuary, wood effect vinyl flooring throughout, feature gas coal effect fireplace, coved cornice to ceiling with central ceiling rose, radiator. Open plan to:

Kitchen Breakfast Room 13'8 x 11'9

Double glazed door to rear aspect giving access to a balcony with stairs leading down to the rear garden. The bespoke Moylans kitchen is fitted to include a modern sink unit with Quooker mixer tap inset into a range of quartz worksurfaces with an abundance of cupboards and drawers beneath, integrated Bosch oven and grill with Siemens four ring induction hob and extractor hood above,

ceiling with inset spotlighting, radiator.

Bedroom Two 15'5" x 12'1" x 12'6"

Double glazed window to rear aspect, carpeted, coved ceiling with central ceiling rose, feature cast iron fireplace, radiator.

Shower Room 9'3" x 8'3"

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity drawers beneath, low level WC, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Separate Cloakroom 6'9" x 5'7"

Double glazed window to side aspect, low level WC, wall mounted wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, radiator.

Externally

Rear Garden

The property benefits from direct access down to its own private rear garden which is paved with side gate giving access to the front and access to:

Garden Room 11'2" x 7'9"

Purpose built garden room (currently being used as a gym) with double glazed French doors and windows to front, separate storage shed measuring 8'2" x 4'8".

Front

To the front of the property there is off street parking for one vehicle.

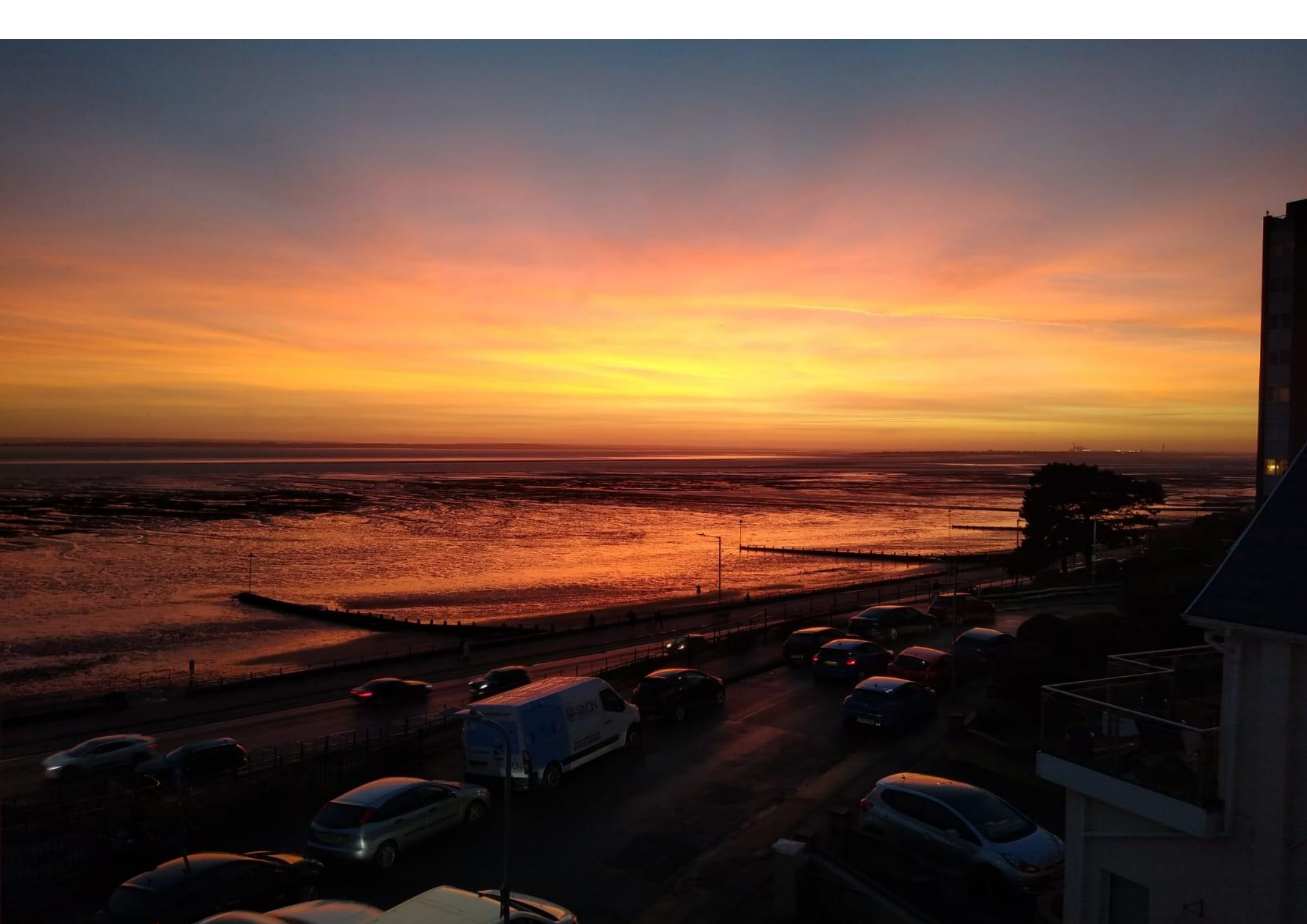












GROUND FLOOR
58 sq. ft. approx.



1ST FLOOR
744 sq. ft. approx.



2ND FLOOR
641 sq. ft. approx.



TOTAL FLOOR AREA: 1443 sq. ft. approx.
Made with Metropix ©2025



Price: £695,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.

HP1222 Printed by Ravensworth 01670 713330