



Flat 5, 3 Pembury Road

Flat 5 3 Pembury Road Westcliff-on-Sea Essex SS0 8DU

Home Of Leigh are thrilled to offer for sale this absolutely gorgeous two bedroom Penthouse apartment located just off The Leas and within a character building on the top floor, commanding fabulous estuary views from an impressive roof terrace.

The accommodation comprises; well maintained communal areas with stairs leading to the apartment, a spacious entrance hall with stairs leading to an impressive landing are with access to the roof terrace, a beautiful open plan lounge, kitchen and dining area with estuary views and two great size double bedrooms - both with en suite facilities.

The main feature of this beautiful apartment is the roof terrace, a wonderful space for outside dining and entertaining and which offers delightful views of the surrounding area including views out towards the estuary.



Located on Pembury Road in Westcliff on Sea, this characterful property is perfectly positioned to take full advantage of Westcliff Beach, just a few moments away as well as easy access to Hamlet Court Roads shopping facilities and mainline railway station giving direct access into London Street.

Accommodation Comprises

The property is approached via communal entrance door via secure entry phone system with stairs leading to the first floor landing with private entrance door leading to:

Entrance Hall 9'7 x 7'6

Exposed and varnished floorboards, dado rail, coved to smooth plastered ceiling, cast iron effect radiator, stairs leading up to:

Split Level First Floor Landing 19'6 x 7'1

An impressive and open spacious landing area with double glazed window to rear aspect, continuation of exposed and varnished floorboards, stairs leading to the roof terrace with understairs storage cupboard, additional fitted storage, coved to smooth plastered ceiling with ceiling rose, cast iron effect radiator. Doors to:

Open Plan Lounge, Kitchen & Dining Area

With two areas as follows:

Living Room 12'6 x 11'8 plus further dining area 16'2 x 11'2 into bay

Two double glazed windows to front and side aspect with fabulous estuary views, exposed and varnished floorboards, feature fireplace with tiled hearth and inset log burner with attractive wooden surround, smooth plastered ceiling, picture rail, built in eaves



storage, two feature cast iron radiators.

Kitchen Area 17'0 x 7'10

Velux window to side aspect. The kitchen is fitted to include a one and a quarter bowl stainless steel single drainer sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in double oven and separate microwave oven with matching five ring gas hob, integrated dishwasher, appliance space for American style fridge freezer, concealed boiler (n/t), smooth plastered ceiling with inset spotlighting, continuation of exposed and varnished floorboards, cast iron effect radiator.

Bedroom One 18'2 x 11'6

Double glazed window to front aspect with fabulous estuary views, exposed and varnished floorboards, a range of fitted floor to ceiling



wardrobes, coved to smooth plastered ceiling with central ceiling rose, feature brick built fireplace with tiled hearth and inset log burner with an attractive wooden surround, cast iron effect radiator. Door to:

En-Suite Bathroom 8'2 x 7'0

Velux window to side aspect, modern suite comprising; claw footed rolled top bath with mixer tap and shower attachment plus additional Rainfall shower head, low level WC, wash hand basin with mixer tap and cupboard beneath, tiled flooring, half wood panelling to walls, smooth plastered ceiling with inset spotlighting, heated towel rail/cast iron effect radiator.

Bedroom Two 13'6 x 8'11

Double glazed window to rear aspect, exposed and varnished floorboards, smooth plastered ceiling, built in eaves cupboard, cast iron effect radiator. Door to:

En-Suite Shower Room 7'4 x 6'8

Velux window to rear, modern three piece suite comprising; fully tiled shower cubicle, pedestal wash hand basin with mixer tap, low level WC, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Externally

Roof Terrace 25'8 x 16'0

The property also benefits from a fabulous roof terrace which is accessed via a double glazed entrance with windows and door leading out onto a L shaped roof terrace, providing south facing estuary views all the way down to Southend Pier, the Kent coastline and beyond.

Basement Storage 42'4 x 6'0

The property also has shared access off an underground storage unit.

Lease Information

Share Of Freehold

Lease 103 years remaining

Ground Rent £0

Service Charge - The vendor has advised that the maintenance is split between flats if and when needed.

Building Insurance: Approx £500 Per Annum

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















FIRST FLOOR
26 sq. ft. approx.

SECOND FLOOR
265 sq. ft. approx.

ROOF GARDEN
22 sq. ft. approx.



TOTAL FLOOR AREA : 1093 sq.ft. approx.
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BASEMENT



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Price: £550,000 Share Of Freehold

HOME - The Estate Agent of Leigh
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