



Western Esplanade, Southend-On-Sea

£625,000

home.

# Clifftown Shore

Southend-On-Sea

SS1 1FU



- Fabulous Two Bedroom First Floor Apartment
- Iconic Clifftown Shore
- Wonderful Estuary Views
- No Onward Chain
- Open Plan Lounge & kitchen Area With Access To Balcony
- Master Bedroom With En-Suite Shower Room
- Secure Underground Parking & Exclusive Access To Gym
- Directly Opposite Southend Beach
- Within Walking Distance To Town Centre & Southend Central Mainline Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





Home Estate Agents are delighted to share with you a fabulous two bedroom first floor apartment located in the iconic Clifftown Shore on Southend Seafront, which benefits from secure underground parking, a great size balcony with wonderful estuary views and the huge advantage of no onward chain.

The accommodation comprises; spacious entrance hall, an open plan lounge & kitchen area with access to the balcony, two great size double bedrooms, both of which have access to the balcony and an en

suite shower room to the master bedroom. There is also an additional four piece bathroom.

Externally there is a great size balcony which offers the perfect space for outside dining and entertaining watching both the sunrise and sunsets, whilst other features include exclusive access to a well-equipped gym. Additionally, secure parking is provided via a 'wohr' car lift.



Located on Western Esplanade in the heart of Southend On Sea, this gorgeous apartment is directly opposite Southend Beach with the town centre being only a few minutes walk along with Southend Central station giving direct links into London Fenchurch Street.



#### Accommodation Comprises

The building is approached via secure communal entrance doors into communal hallway with concierge and stairs and lift to all floors. Door leading to:

#### Entrance Hall

14'1 x 9'1 max

A great size entrance hall with wood flooring throughout, large built-in storage cupboard housing hot water tank and ample storage space, smooth plastered ceiling with inset spotlighting, wall mounted video entry phone system. Doors to:

#### Open Plan Lounge & Kitchen

28'7 x 11'2

A great size open plan living space with double glazed windows and sliding patio doors to front aspect giving access to a good size balcony with estuary views, wood flooring throughout, smooth plastered ceiling with inset spotlighting, wall mounted electric heater. The kitchen area is fitted to include a stainless steel sink unit with mixer tap inset into range of granite worksurfaces with an abundance of cupboards and drawers beneath, built-in Bosch oven with matching microwave oven above, further range of matching eye level wall mounted units with concealed strip lighting beneath, integrated fridge and separate freezer, integrated dishwasher, four ring electric Bosch hob.

#### Lounge Area

19'8 x 11'2

**Kitchen Area**

8'8 x 7'9

**Bedroom One**

23'3 x 8'7

Double glazed windows and door to front giving access to the balcony, again with estuary views, carpeted, smooth plastered ceiling, wall mounted electric radiator, built-in floor to ceiling wardrobes with sliding doors and built-in lighting. Door to:

**En-Suite Shower Room**

7'2 x 3'1

Modern three piece suite comprising fully tiled walk-in

shower, low level WC, half pedestal wash hand basin, fully tiled to surrounding walls, built-in vanity cupboard with sliding door, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Bathroom**

10'1 x 5'8

Modern four piece suite comprising; bath with mixer tap and shower attachment plus additional Rainfall shower head over, half pedestal wash hand basin with mixer tap, low level WC, fully tiled walk-in shower cubicle, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Externally****Communal Area**

Communal gym.

**Parking**

Allocated parking for one car

**Lease Information**

Lease: Approx 996 years remaining

Ground Rent £0

Service Charge £3902.56 Per Annum

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











## FIRST FLOOR



## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: B  
Tenure: Leasehold  
Council Tax Band: E

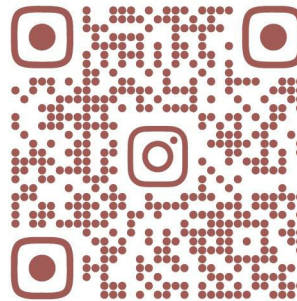
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home.



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