





8 CLIFFTOWN PARADE

SOUTHEND-ON-SEA, SS1 1DP

OFFERS IN EXCESS OF £260,000

LEASEHOLD

** SENSATIONAL SEA VIEWS & CLIFFTOWN CONSERVATION LOCATION - TWO BEDROOM FIRST FLOOR FLAT WITH 199 YEAR LEASE IN THIS HISTORIC AND SUPERB SETTING - NO ONWARD CHAIN **

RP&C.

RICKY, PLANT & CHEN-PORTER

8 CLIFFTOWN PARADE

• Superb Clifftown Conservation location • No onward chain • Stunning sea views towards the Kent coastline • Two bedroom first floor flat • Living room with feature bay window & sensational seaviews • Kitchen/diner with sea views • Modern three piece bathroom/WC • Feature double glazed sash windows, gas central heating and high ceilings • 199 year lease, minimal ground rent & residents permit parking availalble (£60 per annum) • Close to major rail links, seafront, iconic parks and city centre





RP&C Estate Agents are delighted to bring to the market this charming two bedroom first floor flat, ideally positioned within the Conservation Area and enjoying wonderful views across the Thames Estuary onto the Kent coastline

Offering an enviable combination of character, location and far reaching views, the property would make an excellent purchase and is offered for sale with no ongoing chain.

The accommodation comprises an entrance hall leading to a generous living room, where a beautiful bay window takes full advantage of the property's elevated position and provides stunning views across the estuary. The room also benefits from the high ceilings and period proportions synonymous with this attractive Victorian building.

There are two bedrooms, together with a fitted kitchen/diner which also enjoys impressive estuary views, and a modern three piece bathroom suite.

Throughout the property, a number of attractive period features have been retained, including the high ceilings and sash style windows, while the windows have been double glazed, providing improved energy efficiency and comfort.

The property is offered with an impressive 199 year lease and benefits from a minimal ground rent. (£1 per annum) Permit parking is also available locally, with an annual permit currently costing approximately £60.

The position is undoubtedly one of the property's greatest assets. Clifftown Parade sits within the prestigious Clifftown Conservation Area, surrounded by some of Southend's most attractive period architecture and within easy reach of the seafront and town centre.

The nearby Southend Central and Southend Victoria railway stations provide convenient rail connections into London, including services to Fenchurch Street and Liverpool Street, making the location particularly appealing to commuters.

Southend's vibrant city centre is also within easy reach, offering an excellent selection of shops, restaurants, cafés, bars and everyday amenities, whilst the famous seafront, beaches and promenade are close by for those looking to enjoy the coastal lifestyle.

The surrounding area also benefits from an abundance of green and recreational spaces, including local parks, Priory Square and local sporting facilities, with the nearby bowls club adding to the excellent range of amenities available on the

doorstep.

Early viewing is strongly advised to fully appreciate the position, views and character this wonderful property has to offer.

Communal Entrance Hallway
Stairs to the first floor.

Entrance Hallway

Living Room 13'7 x 11'1

Kitchen/Diner 11'1 x 7'4

Bedroom One 10'6 x 8'6

Bedroom Two 7'4 x 6'5

Bathroom/WC 7'2 x 4'9

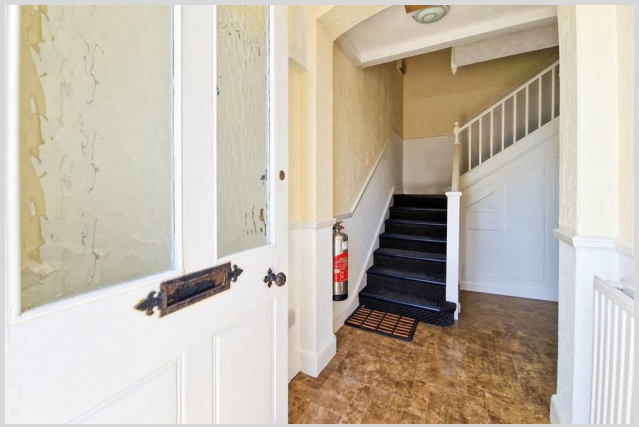
Parking
There is residents permit parking available for £60 per annum.

Agents Note
The lease on completion will be 199 years with a ground rent of £1 per annum. Service charge tbc.

8 CLIFFTOWN PARADE















8 CLIFFTOWN PARADE

ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band C

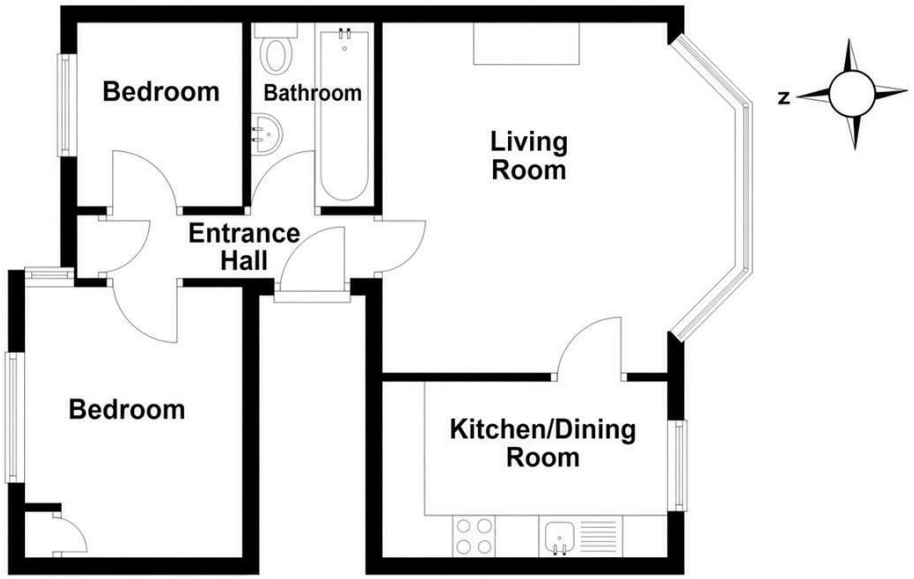
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Leasehold

Second Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 42.3 sq. metres (455.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

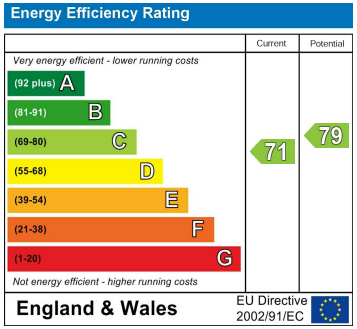
Floor Plan Drawn According To RICS Guidelines

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Clifftown Parade





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

RP & C Estate Agents
15 Nelson Street
Southend On Sea
SS1 1EF

01702 844984
info@rpcestateagents.co.uk
www.rpcestateagents.co.uk

RP&C.
RICKY, PLANT & CHEN-PORTER