



# FOR SALE

## Hamlet Court Road, Westcliff-On-Sea SS0 7EX

Asking Price £180,000 Leasehold Council Tax Band - D

2  1  1  699.66 sq ft

- Retirement Property
- Over 60's Two Bedroom Apartment
- Off Street Parking In Private Communal Car Park
- Generous Lounge/Diner With Space For Multiple Sofas
- Private Balcony with seaviews
- Two Generously Sized Double Bedrooms
- Close To The Seafront And Amenities
- Close To Hamlet Court Road Shops And Cliffs Pavilion Theatre
- Steps Away From Westcliff Train Station For Easy Transport
- Spacious Living Spaces Throughout

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

### \*SEAVIEWS FROM NEARLY EVERY ROOM\*

From the moment you step inside, this immaculately kept second floor OVER 60s APARTMENT invites you into a spacious, light filled haven. With two generously sized double bedrooms, a three piece suite shower room and a vast lounge which opens onto a private balcony, a separate dining room just off the lounge, and kitchen fitted with storage units. The layout offers a harmonious balance of space, function and comfort for modern living. There are distant seaviews from the lounge, dining room, kitchen and both bedrooms.

Enjoy the calm and charm of beautifully maintained communal areas, where green gardens and seating areas provide tranquil spaces to unwind. With plentiful off-street parking in the communal car parks and a thoughtfully managed environment, the building offers both convenience and a sense of community.

Located opposite Westcliff train station and just minutes from the beach, the location is ideal for both work and leisure. Enjoy a variety of local shops, cafes, and eateries on Hamlet Court Road, or spend your evenings at the nearby Cliffs Pavilion Theatre, this address offers lifestyle and location in equal measure.

## Measurements

Kitchen - 7'3 x 6'9 (2.21m x 2.07m)

Balcony - 5'2 x 6'1 (1.60m x 1.86m)

Lounge - 23'2 x 10'10 (7.07m x 3.31m)

Dining Room - 12'0 x 6'5 (3.68m x 1.97m)

Bedroom 2 - 17'1 x 8'9 (5.22m x 2.68m)

Bedroom 1 - 16'11 x 8'8 (5.18m x 2.66m)

Shower Room - 6'5 x 5'1 (1.96m x 1.57m)

## Interior

Step through the door into a neatly presented second floor apartment that welcomes you with a spacious hallway, setting the tone for the comfort and functionality that lies within. A well-appointed three-piece shower room is conveniently located on the right, offering both practicality and style. Next to the shower room, the generously sized bedroom 1 features built-in wardrobes and ample room for additional furnishings, catering to all your storage needs without compromising comfort and living space. Continue along the hallway and you'll find bedroom 2, another sizeable double room with plenty of natural light. The heart of the home lies in the expansive lounge, a versatile, airy space that easily accommodates multiple sofas, there is an archway leading to the dining room which is ideal for hosting. The kitchen leads off the lounge, complete with wall and base units, integrated appliances. With seaviews from every room apart from the shower room and with clean and well kept finishes throughout, this home makes for an elegant sanctuary that you'll be sure to look forward to calling your own.

## Exterior

This apartment is nestled within a well maintained residential block, offering a pleasant and peaceful setting. The communal

areas are thoughtfully landscaped, featuring green garden spaces and benches for residents to enjoy sunny afternoons or a quiet moment with a book. Surrounding communal car parks ensure parking is always stress free, whether you're arriving home or welcoming guests. The building benefits from internal lifts, communal lounges, laundry rooms and guest facilities.

## Location

Perfectly positioned for convenience and lifestyle, the property is just a short walk from Hamlet Court Road, offering an excellent range of cafes, restaurants, and retail shops. Westcliff train station is located just across the road with bus links also nearby, providing direct and swift transport links. Fancy a walk by the sea? You're within easy reach of the seafront, where sand and coastal breezes await. Plus, the Cliffs Pavilion Theatre is nearby for a fantastic variety of live performances, giving your evenings a cultured twist.

## Tenure

We have been advised of the following details...

Leasehold.

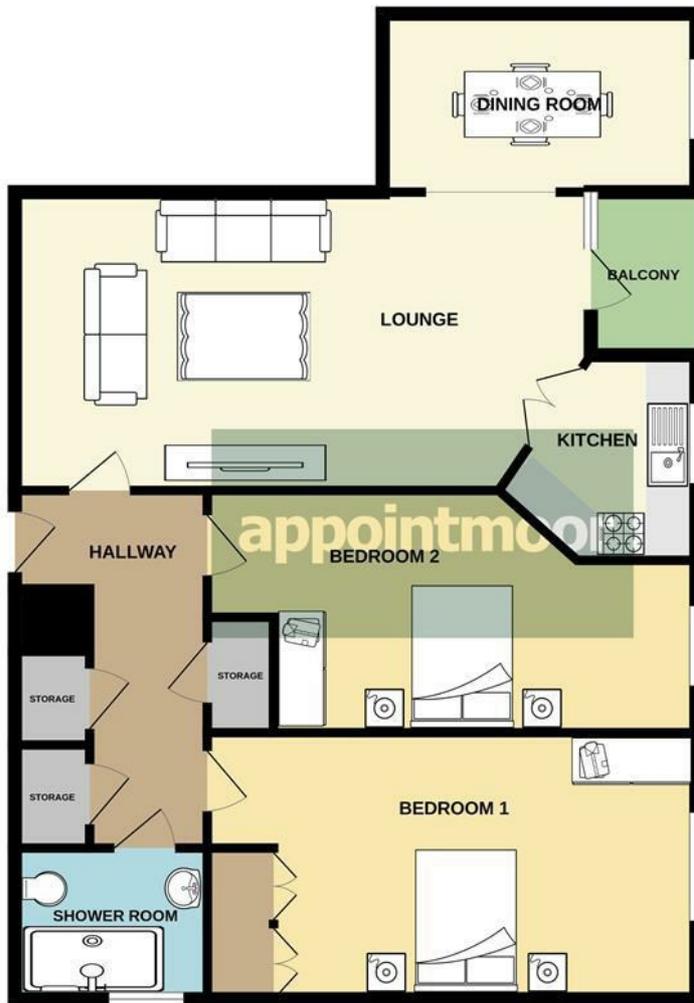
Years remaining: 105

Annual ground rent: £460

Annual service charge: £5000







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	83	86

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

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