



Palmeira Avenue | | Westcliff-on-Sea | SS0 7RW

Offers Over £725,000

**bear**  
*Estate Agents*

**Palmeira Avenue |  
Westcliff-on-Sea | SS0 7RW  
Offers Over £725,000**

A truly unique and spacious first floor flat offering stunning sea views, a wraparound balcony and generous living accommodation throughout. Positioned just seconds from the seafront, this impressive home combines character features with modern touches, making it ideal for those seeking coastal living with convenience.

- Unique First Floor Flat
- Bay Fronted Lounge with a Feature Fireplace
- Sunroom with Sauna
- Four Piece Bathroom plus a Separate WC
- Partly Secondary Glazing and Gas Central Heating
- Wraparound Balcony with Stunning Sea Views
- Open Plan Kitchen/Family Room with Integrated Appliances
- Three Double Bedrooms
- Allocated Parking with EV Charging Point
- Prime Seafront Location close to Amenities and Transport Links





The property welcomes you with an entrance hall that provides access to all rooms. The lounge is a bright and inviting space, featuring a bay window, a charming fireplace and access to the balcony, allowing you to enjoy the impressive sea views. The heart of the home is the open plan 'L' shaped kitchen/family room, complete with integrated appliances and ample space for both dining and relaxing. This versatile space benefits from two access points to the outside, as well as access into a sunroom which houses a sauna, creating a truly unique feature within the home. There are three well proportioned double bedrooms, all offering comfortable accommodation. The property also benefits from a stylish four piece bathroom suite, comprising a freestanding bath, separate shower cubicle, WC and wash basin, along with the added convenience of a separate WC. Externally, the property boasts a balcony that wraps around the home, providing impressive sea views and an ideal space for outdoor seating and entertaining. Further benefits include one allocated off-street parking space with an EV charging point, partly secondary glazing and gas central heating.

Situated in Palmeira Mansions on Palmeira Avenue in Westcliff-on-Sea, the property is just seconds from the popular Southend Seafront and local amenities. The home is also within easy reach of the city centre, the shops and eateries along London Road Southend, and convenient transport links including bus routes and Westcliff Railway Station. The property falls within catchment of Barons Court Primary School, Milton Hall Primary School and Nursery and Belfairs Academy, making it an excellent choice for families.

### Three Bedroom First Floor Flat

#### Entrance Hall

#### Lounge

20'4 x 13'0 (6.20m x 3.96m)

#### Kitchen/Family Room

24'2 x 20'4 (7.37m x 6.20m)



**Sun Room**

**Sauna**

**Bedroom One**

17'1 x 13'0 (5.21m x 3.96m)

**Bedroom Two**

14'8 x 12'6 (4.47m x 3.81m)

**Bedroom Three**

11'1 x 8'4 (3.38m x 2.54m)

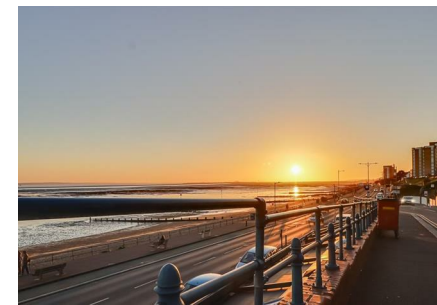
**Four Piece Bathroom**

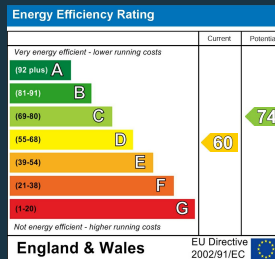
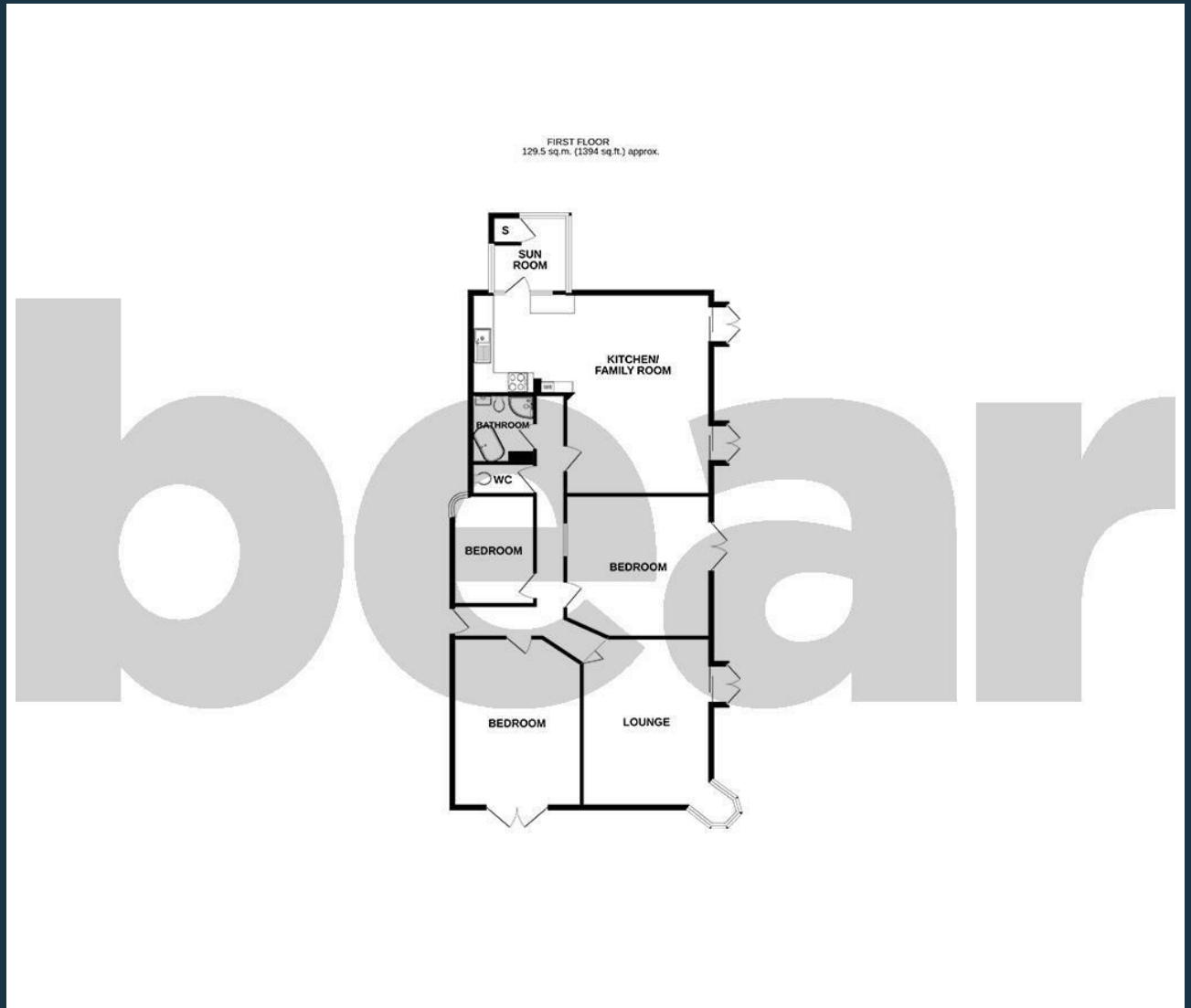
**WC**

**Balcony**

**One Off-Street Parking Space**

EV Charging





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