

SCOTT &  
STAPLETON

SEAFORTH ROAD  
Westcliff-On-Sea, SS0 7SH  
Offers In Excess Of £400,000





## SEAFORTH ROAD

**£400,000**

WESTCLIFF-ON-SEA, SS0 7SH

Scott & Stapleton are delighted to offer for sale this enormous 2nd floor seafront apartment located within a highly desirable Art Deco development and benefitting from fabulous, far reaching, uninterrupted estuary views.

This super property offers extremely generous accommodation including 3 DOUBLE BEDROOMS, spacious lounge, modern fitted kitchen, bathroom, separate shower room & south facing balcony with ample room for sun beds or outside dining.

There are also the added bonuses of well tended communal gardens, lift service & a share of freehold.

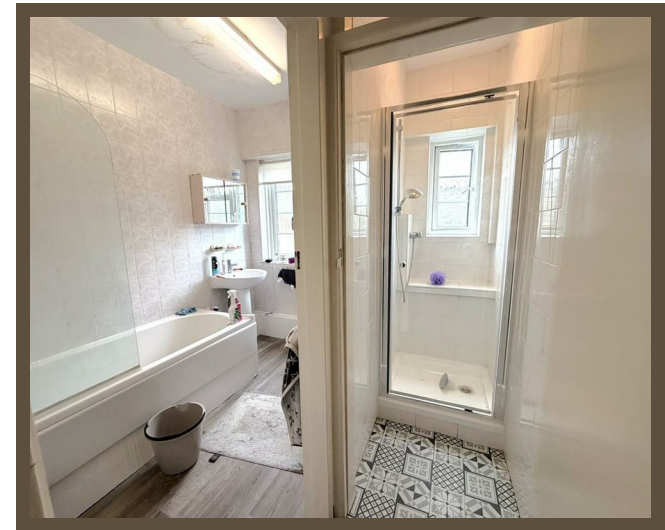
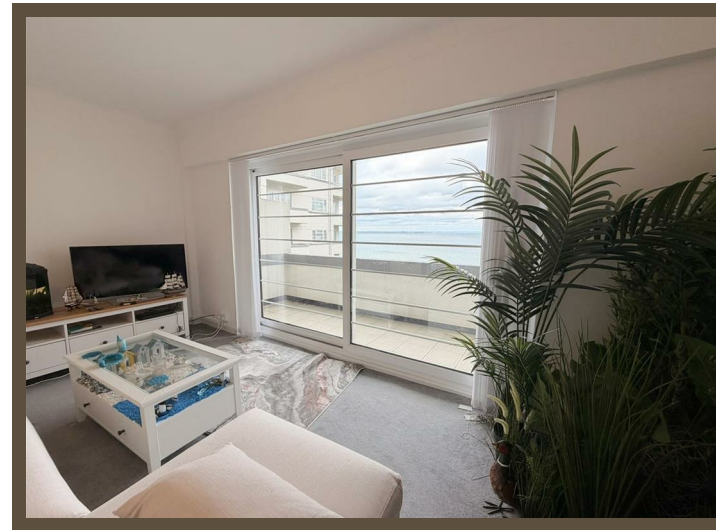
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Situated in a prime cliff top location with stunning views & also within easy walking distance of Westcliff on Sea mainline railway station & Hamlet Court Road shopping facilities.

A great opportunity to purchase a realistically priced, substantial seafront apartment. An early internal inspection is strongly advised.



## Accommodation comprises

Communal entrance door leading to communal entrance with stairs & lifts to all floor. Personal entrance door with spyhole leading to entrance hall.

## Entrance hall

7.4 max x 1.7 (24'3" max x 5'6")

Large welcoming entrance with 2 large storage cupboards. Radiator. Doors to all rooms.

## Lounge/diner

4.8 x 4.5 (15'8" x 14'9")

Large, bright room with UPVC double glazed patio doors to front leading to balcony and with superb estuary views. Radiator, coved ceiling.

## Balcony

4.8 x 1.3 (15'8" x 4'3")

South facing balcony with uninterrupted estuary views. Ample space for sun beds or outside dining area. Outside light.

## Kitchen

3.1 x 2.8 (10'2" x 9'2")

UPVC double glazed window to rear. Obscure glazed door leading to fire escape. Range of white, high gloss base & eye level units with matching drawer pack. Integrated electric double oven, separate gas hob, extractor fan & fridge/freezer. Space for washing machine. Roll edge worktops with inset stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks.

## Master bedroom

4.7 x 3.9 (15'5" x 12'9")

Huge room with large UPVC double glazed window to front with sea views. Large built in cupboards, radiators, coved ceiling.

## Bedroom 2

4.8 x 3.7 (15'8" x 12'1")

Large UPVC double glazed window to rear. Vast range of fitted wardrobes to 2 walls, radiator, coved ceiling.

## Bedroom 3

3.7 x 2.7 (12'1" x 8'10")

UPVC double glazed window to rear. Fitted wardrobes, radiator, coved ceiling.

## Bathroom

2.5 x 1.7 (8'2" x 5'6")

Obscure UPVC double glazed window to rear. Panelled bath with mixer tap, separate shower over & glass screen, pedestal wash hand basin with mixer tap & low level WC. Fully tiled walls, radiator.

## Shower room

1.5 x 0.7 (4'11" x 2'3")

Obscure UPVC double glazed window to rear. Shower cubicle, fully tiled walls.

## Externally

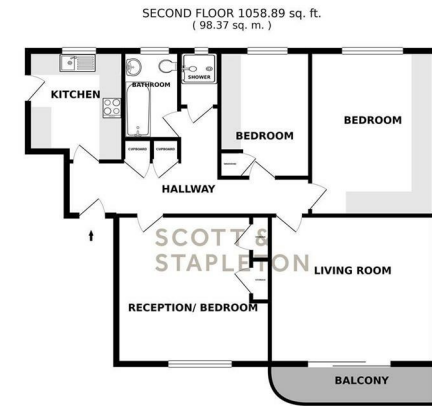
The property is surrounded by well tended communal gardens with a large area to the front overlooking the estuary.

## Lease details

The vendor has advised us that this property is held on a Shared Freehold Tenure

The Service Charge is approx. £865 per quarter and includes Buildings Insurance, Water Rates & Gardening etc.

There is an accompanying Unexpired Lease of approx. 980 years.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>71</b>	
		<b>84</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC