

FOR SALE

Clifftown Parade,
Southend-On-Sea SS1 1DP

Guide Price £650,000 Leasehold - Share of Freehold Council Tax Band - E

3 2 2 1453.13 sq ft

- Unique & Captivating Three Bedroom, Duplex Maisonette
- Selling With A Complete Onward Chain
- Spacious Lounge/Diner With Panoramic Sea Views
- Shaker Style Kitchen With Butler Sink & Antique Fixtures
- Separate Cosy Sitting Room With Gas Fireplace
- Bedroom One With Victorian Open Fireplace, Balcony And Sea Backdrop
- Showstopping Classical Elegant Staircases & Entrance Hall
- Boutique Style Bathroom With Freestanding Bath And Rainfall Shower
- Private Entrance Walkway With Mature Gardens And Gated Railings
- Driveway Off Street Parking In Prime Coastal Location

Description

Guide Price: £650,000 - £675,000
This remarkable three bedroom home seamlessly blends period elegance with contemporary comfort, offering a thoughtfully designed interior across three beautifully presented floors. From the striking Victorian styled entrance hall, to the light-filled living spaces and boutique-style bathroom, every detail has been carefully curated. Sea views, refined finishes, and versatile spaces create an atmosphere of understated luxury throughout. As an end-terrace maisonette, the property benefits from additional outlooks, allowing for enhanced natural light and magnificent views from multiple elevations.

Externally, the property exudes timeless charm, approached via a characterful pathway and framed by mature gardens and classic railings. The private entrance enhances its exclusivity, while driveway parking adds everyday convenience. The setting strikes a perfect balance between coastal beauty and practical living, offering both kerb appeal and tranquillity.

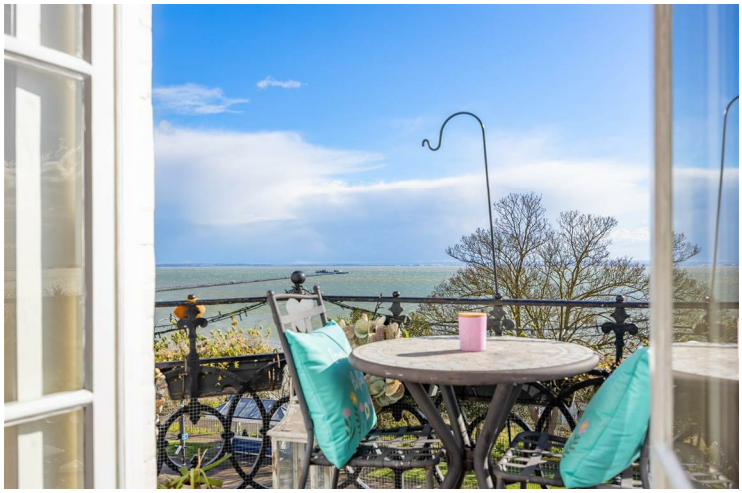
Positioned in one of Southend's most desirable coastal locations, set in the Clifftown Conservation Area, this home offers immediate access to the seafront, cliff gardens, and an array of local amenities. Excellent transport connections to London make it ideal for commuters, while the vibrant surrounding area provides an exceptional lifestyle by the sea, blending leisure, convenience, and charm.







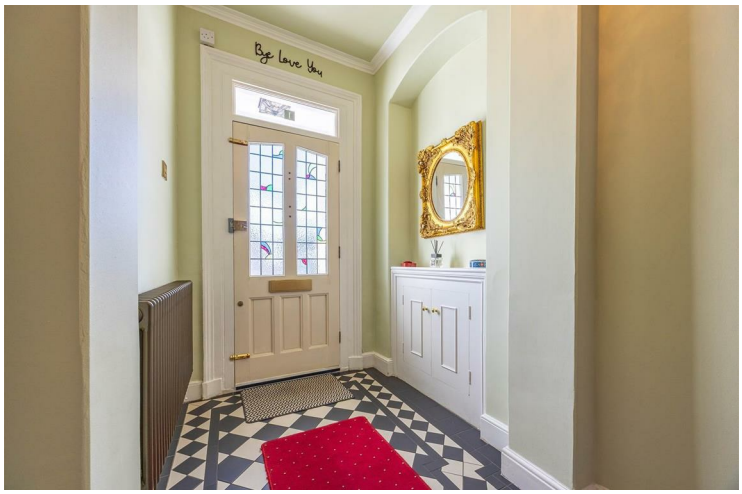











Be Love You



Measurements

Entrance hall
1.79m < 2.28m x 4.17m (5'10" < 7'5" x 13'8")
Kitchen
2.58m x 3.29m (8'5" x 10'9")
Sitting Room
4.68m into bay x 3.79m (15'4" into bay x 12'5")
Lounge/Diner
7.20m x 4.77m into bay > 3.51m (23'7" x 15'7" into bay > 11'6")
First Floor Landing
3.55m x 0.90m (11'7" x 2'11")
Bathroom
2.34m x 2.58m (7'8" x 8'5")
Bedroom 1
3.50m x 4.67m (11'5" x 15'3")
Bedroom 2
3.32m < 4.60m into bay x 2.51m < 3.13m (10'10" < 15'1" into bay x 8'2" < 10'3")
En-suite
2.35m x 1.23m (7'8" x 4'0")
Bedroom 3
3.43m x 2.32m (11'3" x 7'7")
Second floor landing
2.49 x 0.85m (8'2" x 2'9")

Ground Floor

A distinguished private entrance sets the tone for this exceptionally unique home, opening into a grand hallway where classical Victorian style floor tiling immediately captivates. The elegant geometry of the flooring draws the eye forward to the staircase, adorned with a refined runner and complemented by a striking mirror feature wall. Traditional styling paired with modern living, the entrance hall features an ideal area for coats and shoes, ensuring a graceful yet functional welcome.

First Floor

Ascending to the first floor, the home unfolds into a tranquil and beautifully proportioned living space. The spacious lounge/diner exudes calm sophistication, enhanced by a charming gas fireplace and a palette of soothing tones. Large windows frame mesmerizing sea views, creating an idyllic setting for quiet mornings, sipping your freshly brewed coffee; feel all your troubles melt away. An archway, enriched by a golden abstract woodland mural, leads seamlessly into an additional sitting room, complete with a second gas fire - perfect for cosy evenings reading your favourite book. The shaker style kitchen is both elegant and inviting, featuring a coastal colour scheme, butler sink, and antique-inspired fixtures. A further staircase rises to the upper level creating a graceful banister gallery.

Second Floor

The upper floor presents a collection of thoughtfully designed bedrooms and a stunning bathroom. Bedroom One offers a serene retreat, with French doors opening onto a private balcony that enjoys green outlooks and blue sea views - an ideal space to embrace fresh coastal air. A working open Victorian fireplace compliments the room and has had the chimney lovingly maintained every year. The second bedroom, equally charming, features sea views, classic shutters, and a beautifully appointed modern en-suite shower room with traditional style and panelling. The third bedroom, currently styled as a dressing room, provides versatile uses, suitable for a child's room, home office or study. Please see the AI generated image of what bedroom 3 could look like styled as a bedroom instead of a dressing room. Across the landing, the boutique-style bathroom is a true statement, showcasing a freestanding bath, floor-standing tap, walk-in rainfall shower in copper tones, W/C, and hand basin. On the landing, a storage cupboard adds practicality, while a striking stained-glass ceiling window serves as a captivating reminder of the home's heritage.

Exterior

Externally, the property continues to impress with it's private entrance walkway and charming approach. A Victorian-style tiled pathway, complete with ascending steps, leads gracefully to the front door, while mature gardens envelop the building, offering a sense of tranquillity and seclusion. The grounds are framed by elegant black railings and a gated entrance, enhancing both privacy and kerb appeal. The convenience of driveway off-street parking for two vehicles further complements this exceptional home. (Residents on-street permit parking is around £63 for the year should you need additional parking arrangements).

Location

This property enjoys an enviable coastal position just moments from the vibrant seafront. Residents can take full advantage of Southend's renowned beaches, scenic cliff gardens, and the iconic pier. The area offers a superb selection of cafés, restaurants, and boutique shops, while excellent transport links - including Southend Central and Southend Victoria stations - provide direct routes into London, making it ideal for both commuters and lifestyle seekers alike. Prittlewell Square is a short walk away offering picturesque flower displays and fountain feature to admire during quiet strolls.

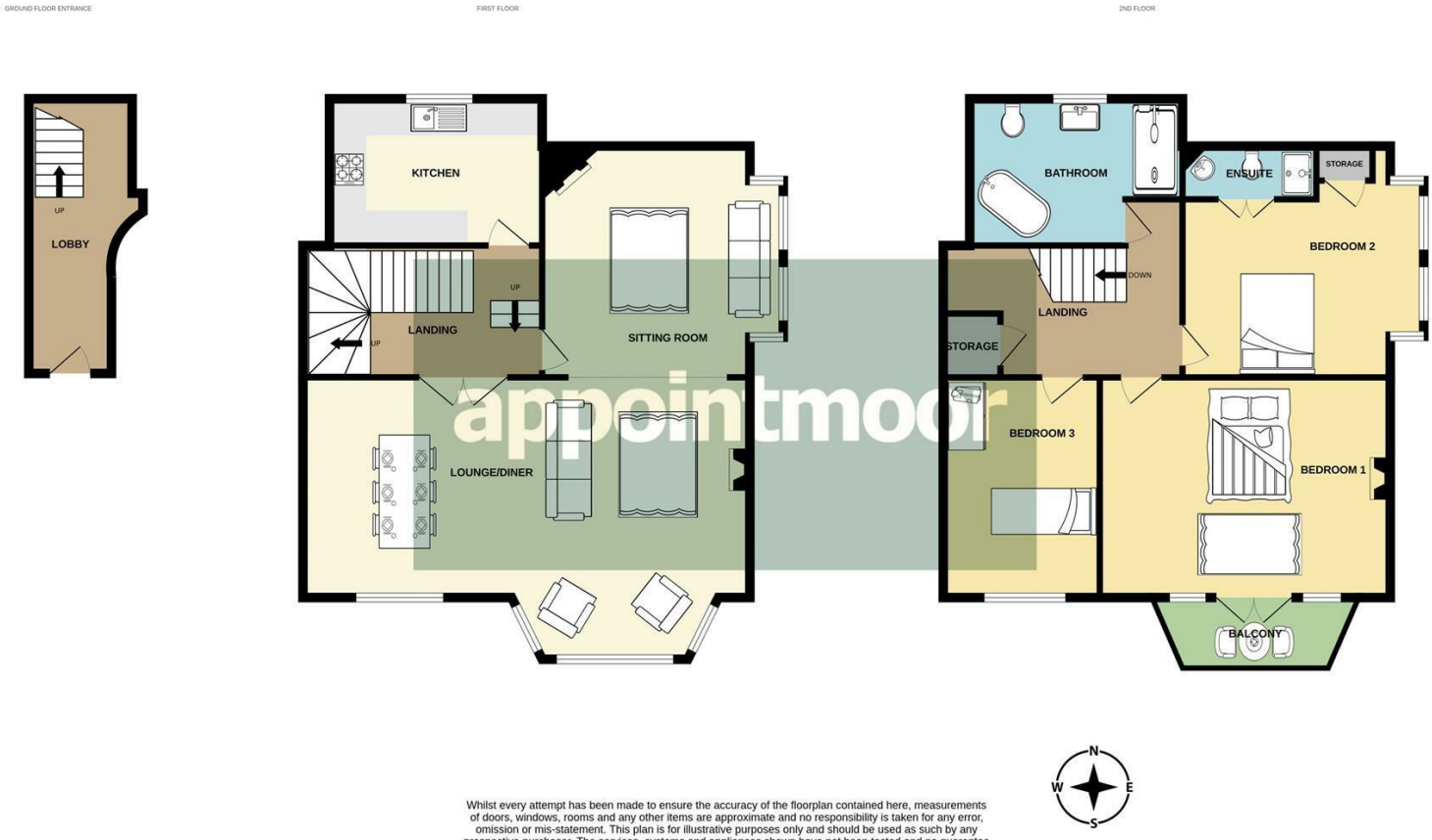
Tenure

Leasehold - 50% Share Of Freehold
Years remaining: 155
Right To Manage

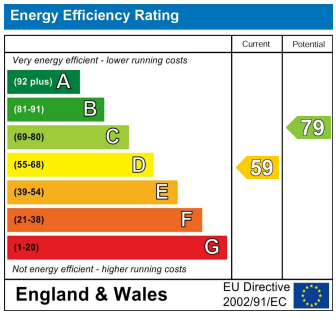


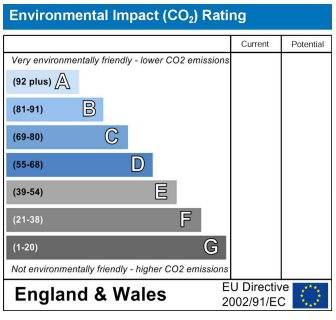






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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