



Cobham Road, Westcliff-On-Sea, Essex, SS0 8EA
2/3 bedroom ground floor flat / Guide Price £325,000 - £350,000 / t. 01702 555888



A truly unique **two/three bedroom** ground-floor apartment offering spacious and versatile living accommodation, seamlessly blending contemporary style with an abundance of original charm and character.

The beautifully presented accommodation comprises a generous lounge/diner, modern fitted kitchen/breakfast room, two spacious double bedrooms, an additional single bedroom/study, luxury bathroom suite and separate WC. Externally, the property benefits from its own private rear garden extending to approximately 50ft, as well as an allocated parking space to the rear.

Further features include a long 137-year lease, UPVC double glazing, a recently installed Worcester combination boiler and access to a communal roof terrace enjoying attractive estuary views.

Ideally situated within easy reach of Southend Seafront, Chalkwell Beach, and C2C Rail services from Westcliff station, providing direct links to London Fenchurch Street. The property is also conveniently located for the shops, cafés and amenities of Hamlet Court Road. Leigh-On-sea and all it has to offer is also within easy reach.

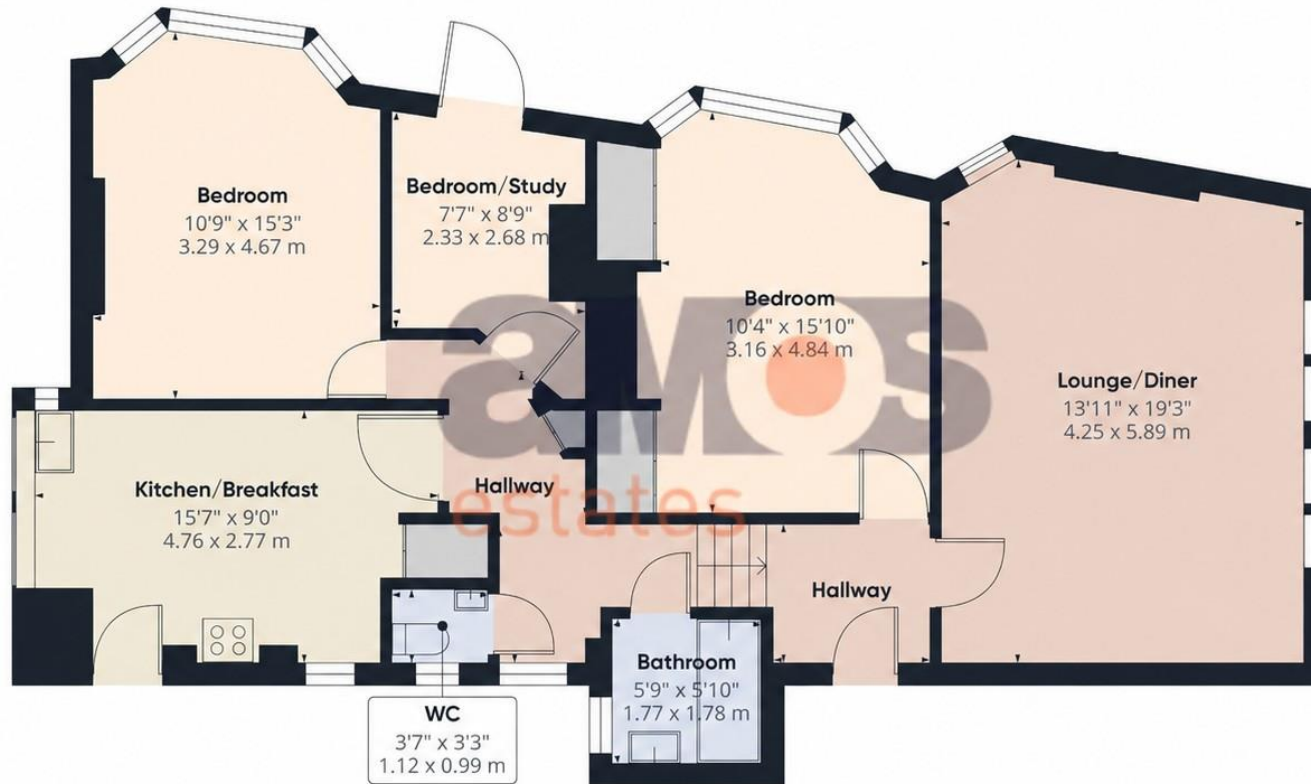
Finished to an exceptional standard throughout, this outstanding home offers a rare opportunity to acquire a characterful property in a highly convenient location. Early internal viewing is strongly recommended.

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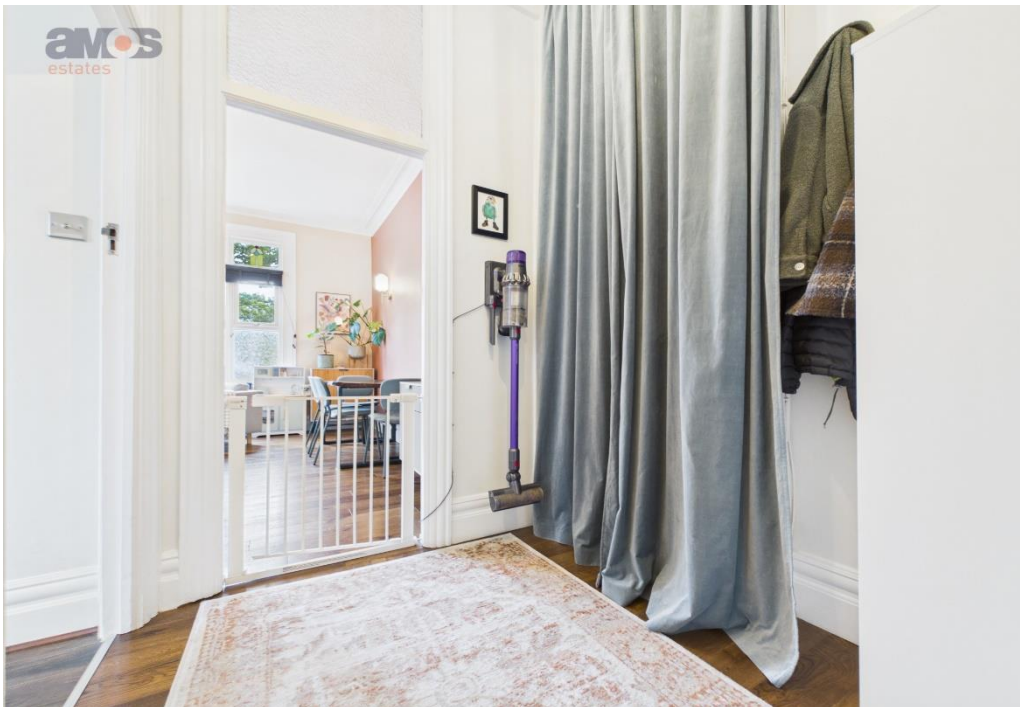


Approximate total area⁽¹⁾
953 ft²
88.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- \ **Bright & Spacious Two/Three Bedroom Ground Floor Apartment**
- \ **Versatile Accommodation**
- \ **137 Year Lease**
- \ **Own Private Rear Garden Measuring Approx. 50ft**
- \ **Allocated Parking Space**
- \ **Large Lounge/Diner**
- \ **Modern Fitted Kitchen/Breakfast Room**
- \ **Bathroom Suite & Separate W.C**
- \ **Two Double Bedrooms & Further Single/Study**
- \ **Recently Installed Combination Boiler**
- \ **Upvc Double Glazing**
- \ **Reasonable Annual Charges**
- \ **Charm & Character**
- \ **Finished To A High Standard Throughout**
- \ **Communal Roof Terrace With Estuary Views**
- \ **Convenient Location**
- \ **Walking Distance To Westcliff Station & The Seafront**
- \ **Local Shops, Amenities & Café's Nearby**
- \ **EPC Rating - D**
- \ **Council Tax Band - B**





Private entrance via rear garden and further entrance via communal doors.

**Entrance Hall **

Wood flooring, radiator, power points, obscure window to side, coved ceiling, storage cupboard, wood flooring, doors to accommodation off.

**Lounge/Diner 19'3 x 13'11 **

UPVC double glazed windows to front, UPVC double glazed door leading to rear garden, wood flooring, two radiators, power points, feature fireplace with gas fire with granite half/hearth, wall light points.

**Kitchen/Breakfast Room 15'7 x 9' **

Luxury fitted kitchen comprising ceramic sink and drainer unit with mixer tap inset into a range of attractive worktops with high gloss cupboards and drawers beneath and matching eye level units, space for tall fridge freezer, integrated dishwasher, space for a cooker with chimney style extractor above, breakfast bar facility, recently installed Worcester combination boiler, tiled splashbacks, UPVC double glazed windows to side and rear, UPVC double glazed door to side leading to outside, tiled flooring, radiator, smooth plastered ceiling with inset spotlights, utility cupboard housing space and plumbing for a washing machine and tumble dryer.

**Bedroom One 15'4 x 10'4 **

UPVC double glazed bay window to side, radiator, wood flooring, coved ceiling, attractive fully fitted wardrobes, power points, TV point.

**Bedroom Two 15'3 x 10'9 **

UPVC double glazed bay window to side, fitted carpet, radiator, power points, coved ceiling.







**Bedroom Three/Study 8'9 x 7'7 **

Wood flooring, radiator, power points, double glazed door to side leading to rear garden, TV point, wall light points.

**Bathroom 5'10 x 5'9 **

Luxury two piece suite comprising panelled bath with chrome controls, drench style showerhead above and separate handheld attachment, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

**Separate WC **

Two piece suite comprising push button WC, wash basin with chrome mixer tap, half tiled walls, tiled flooring, obscure window to side, smooth plastered and coved ceiling.

**Rear Garden **

Beautiful own private rear garden measuring approximately 50ft in depth. Commencing with patio with central established lawn, decking providing outside seating facility, well stocked flowerbeds, timber shed, fencing to borders, access to parking via timber gate.

**Parking **

Own allocated parking space.

**Lease Info **

189 years from 25 March 1975 there for benefiting from a long lease of 137 years remaining. No ground rent to pay (peppercorn agreement), we are advised the service charge is approximately £1505 per annum (£125 per month) which includes buildings insurance.









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