

* £375,000 - £400,000 * TWO PRIVATE BALCONIES * SHARE OF FREEHOLD * PRIVATE GARDEN * LOFT CONVERSION * GREAT-SIZED ROOMS WITH MULTIPLE BATHROOMS * MOMENTS FROM WESTCLIFF BEACHFRONT AND STATION * This impressively sized split-level 1st/2nd floor flat has an abundance of space and unique features, like a private west-facing balcony, private garden and a private morning terrace to the rear too! The internal accommodation is comprised of; a landing with contemporary built-in storage, a large bay-fronted reception room, two well-proportioned bedrooms on the first floor with one having access to the west-facing balcony, a four-piece family bathroom and additional WC, a bright kitchen-diner with sitting area and door out to the terrace and garden, and finally, a top floor bedroom with en-suite and dressing room. The location is enviable, with Westcliff beachfront at one end of the road, and Westcliff Station at the other. There are amenities and bus links very close by and a great school catchment area, with Barons Court and Belfairs Academy on offer. The home is available to view now and is offered with no onward chain and a share of the freehold!

- West-facing balcony
- Private garden
- No onward chain
- Bathroom and second floor en-suite
- Ample storage throughout
- Secondary private roof terrace
- Large first and second floor flat
- Two large reception spaces
- Great sized bedrooms
- Seconds from Westcliff Station and the beachfront

Palmerston Road

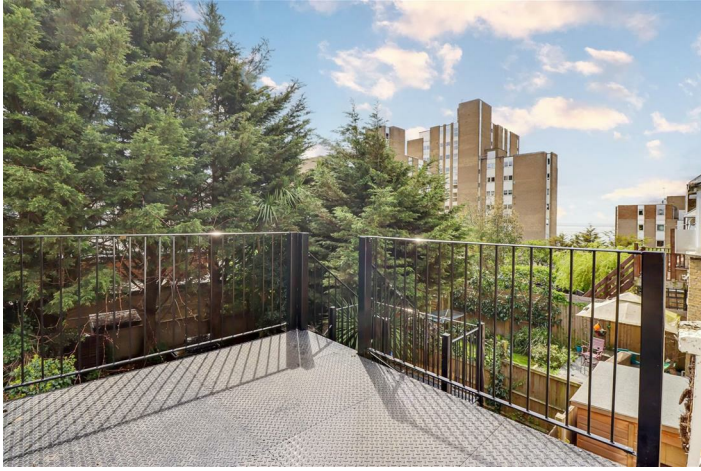
Westcliff-on-Sea

£375,000

Price Guide



Palmerston Road



Frontage

Attractive period facade with a pathway leading to an original front door, which gives way to a further private entrance door leading to:

Private Entrance Hallway

Victorian floor tiling, decorative wall panelling, cornice, picture rail, dado rail, skirting and a staircase rising to:

First Floor Landing

Four understairs storage cupboards with a further staircase rising to the second floor, decorative archway, spotlighting, radiator, skirting and wooden flooring.

Front Lounge

16'8" x 12'5"

UPVC double glazed bay fronted window, spotlighting, radiator, skirting and wooden flooring.

Kitchen-Diner

22'11" x 13'4"

UPVC double glazed rear bay incorporating a door which leads to the private roof terrace and private garden, as well as UPVC double glazed windows to rear and side aspects. Modern shaker style kitchen units both wall-mounted and base level comprising; 1.5 stainless steel sink with routed drainer and chrome mixer tap, granite worktops with tiled splashbacks, large range master cooker with extractor hood and stainless steel splashback, pull-out bin drawer, pan drawers, fridge/freezer, dishwasher, Vaillant boiler in cupboard, spotlighting, skirting and wooden flooring.

Bedroom One

14'6" x 13'5"

UPVC double glazed rear window, feature fireplace, radiator, spotlighting, skirting and carpet.

Bedroom Two (Top Floor)

17'3" x 10'2"

Double glazed window to rear aspect, access to en-suite and dressing room, eaves storage



cupboard, radiator, spotlighting, skirting and wooden flooring.

En-suite and Dressing Room

13'7" x 5'5"

Double glazed Velux window to rear aspect, built-in wardrobes and drawers, storage cupboard, walk-in shower with a drencher head, secondary shower attachment and inset shelf, wall-mounted wash basin with mixer tap, WC with hidden cistern, radiator, fully tiled walls, extractor fan, spotlighting and a mixture of tiled flooring in the en-suite and wooden flooring in the dressing area.

Bedroom Three

9'6" x 7'1"

UPVC double glazed French doors for access to the private west-facing balcony, radiator, skirting and carpet.

Four-Piece Family Bathroom

10'1" x 5'2"

Obscured UPVC double glazed side window, tiled bath with shower attachment, walk-in wet room style shower, wall-mounted wash basin with chrome mixer tap, WC with hidden cistern, chrome towel radiator, loft access, spotlighting, extractor fan, fully tiled walls and flooring

Additional WC

6'11" x 2'11"

UPVC double glazed side window, wall-mounted wash basin with chrome mixer tap and a tiled splashback, WC with hidden cistern, extractor fan, skirting and a tiled floor

Private West-Facing Balcony

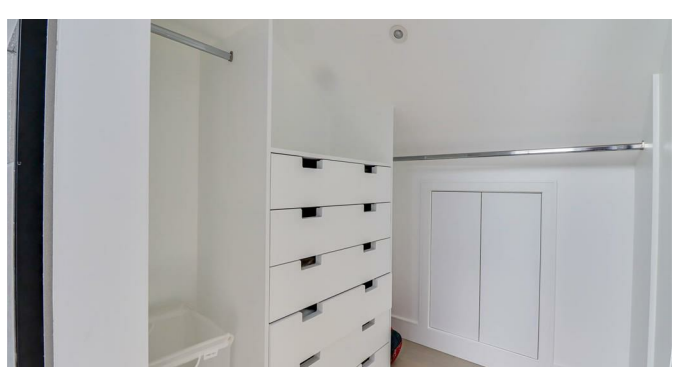
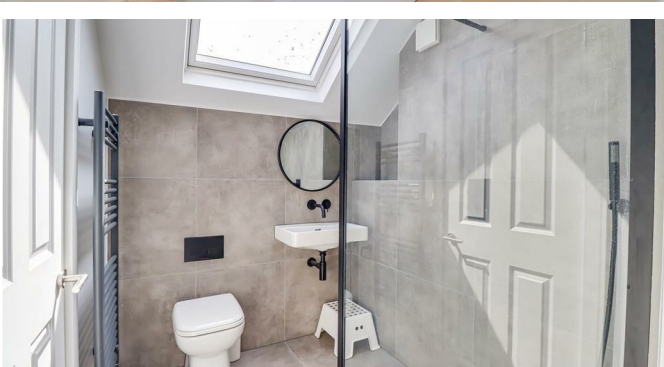
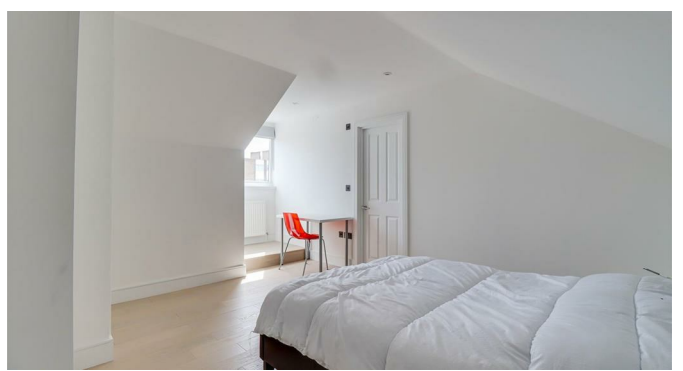
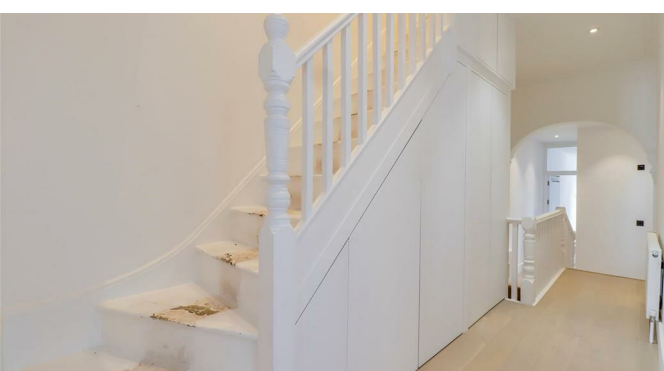
French doors to access with iron balustrades and sea views.

Private Roof Terrace

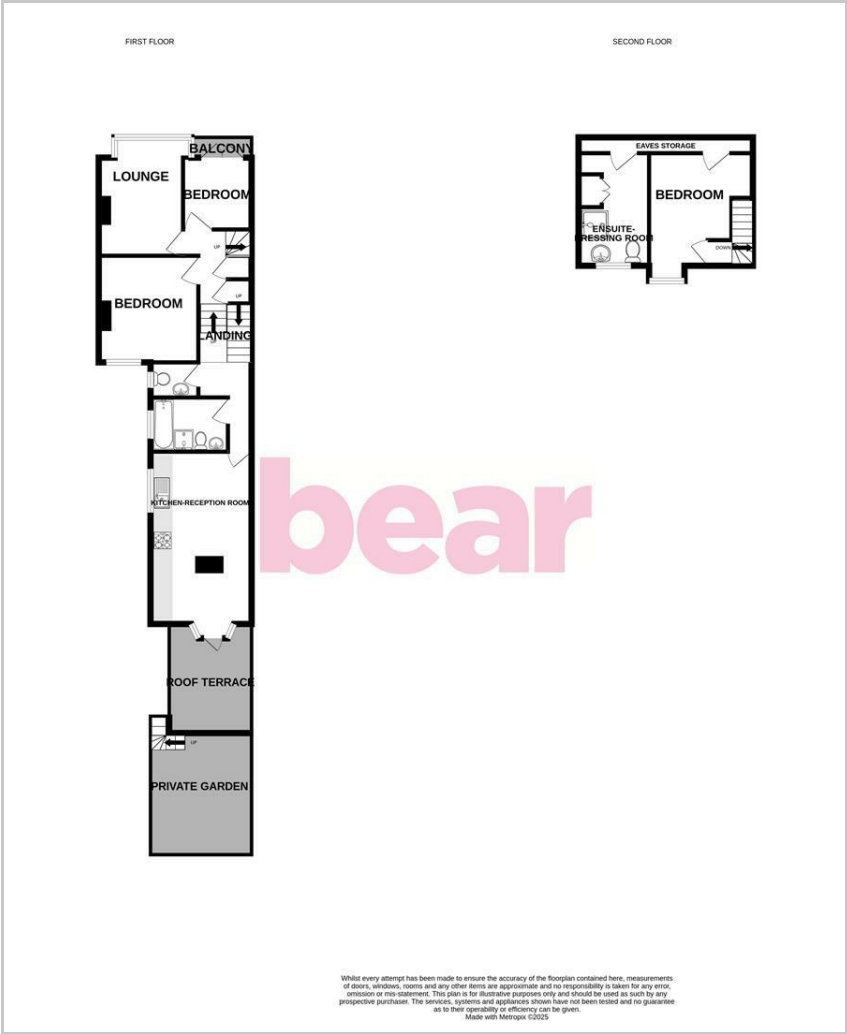
Metal flooring with iron balustrades, sea views and a staircase leading to:

Private Garden

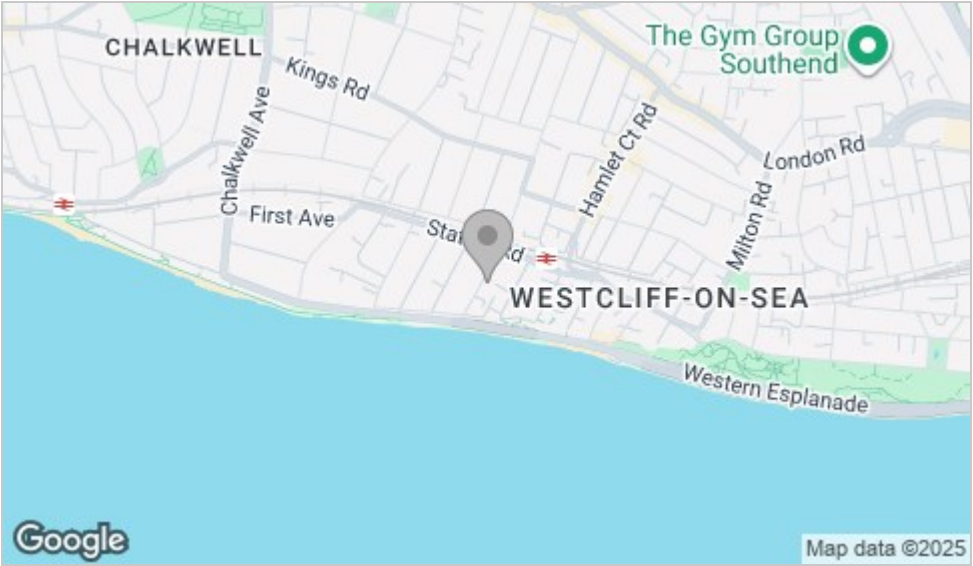
Hardstanding area under the staircase with the remainder mostly laid to lawn with planting borders and a right of way to the front of the property.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

