

**SCOTT &
STAPLETON**

CLIFTON DRIVE
Westcliff-On-Sea, SS0 7SW
£650,000





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Scott & Stapleton are excited to offer for sale magnificent seafront duplex apartment which has undergone a complete refurbishment of the highest quality.

This superb property benefits from far reaching estuary views, 2 south facing balconies, large open plan kitchen/family room, luxury Moylans fitted kitchen/breakfast room, utility room, 3 double bedrooms & 2 luxury bathrooms.

There is also the added attraction of a private rear garden with direct access and a useful outbuilding currently being used as a gym, plus off street parking to the front & the freehold to the entire building.

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The stunning property is in a highly desirable location just a short stroll from the seafront & Arches cafes & restaurants whilst Westcliff mainline railway station is also very close as is Hamlet Court Road shopping facilities.

A fabulous opportunity to purchase an enormous seafront apartment with glorious views an early internal inspection is strongly advised.



Accommodation comprises

Communal entrance door to communal entrance hall leading to:

Entrance hall

Stairs to first floor landing with feature lighting, large cloaks area.

First floor landing

6.1m x 1.7m max (20'0" x 5'6" max)

Split level landing with feature glass & oak balustrade, stairs to second floor with feature lighting. Feature vertical radiator, cloaks cupboard.

Lounge/diner

5.7m x 3.8m increasing to 4.7m (18'8" x 12'5" increasing to 15'5")

Impressive, great proportioned room with exceptionally high ceilings & huge picture window in bay to front with superb uninterrupted estuary views towards the Kent coastline. Further UPVC double glazed French doors on to balcony. Modern fireplace in feature wall, radiator, coved ceiling with ceiling rose, 4 wall light points. Open plan to kitchen/breakfast room.

Balcony

South facing balcony with wrought iron railings and stunning views.

Kitchen/breakfast room

3.7m x 3.8 (12'1" x 12'5")

UPVC double glazed door to rear with direct access to garden. Luxury Moylans fitted kitchen with an abundance of storage including deep pan drawers and carousel larder unit. Integrated appliances including electric oven, microwave combination oven, electric hob, extractor fan, 2 fridge/freezers, dishwasher & wine cooler. Quartz worktops with matching splashbacks & breakfast bar, inset stainless steel one and a quarter bowl sink unit with mixer tap & Quooker hot tap, coved ceiling.

Utility room

2.2 x 1.6 (7'2" x 5'2")

UPVC double glazed window to side. Range of luxury fitted units & worktops to one wall with space for washing machine. Wash hand basin in vanity unit with mixer tap & cupboard below. Opening in to cloak room.

Cloakroom

1.6m x 0.8m (5'2" x 2'7")

Obscure UPVC double glazed window to side. Low level WC, radiator.

Bedroom 3/office

3.6 x 3.5 (11'9" x 11'5")

UPVC double glazed window to rear. Feature cast iron Victorian fireplace. Luxury range of fitted wardrobes, bookshelves & desk.

Second floor landing

3.9m x 1.7m (12'9" x 5'6")

Split level landing with loft access.

Master bedroom

5.2m x 3.5m increasing to 5.7m (17'0" x 11'5" increasing to 18'8")

UPVC double glazed bi-fold doors with adjacent windows to front and amazing estuary views. Luxury range of fitted wardrobes & dressing table, eaves storage cupboards, double radiator, 2 wall light points.

Balcony

South facing balcony with wrought iron railings and stunning views.

Bedroom 2

3.7m x 3.8m (12'1" x 12'5")

UPVC double glazed window to rear. Feature cast iron Victorian fireplace, radiator, coved ceiling with ceiling rose.

Shower room

2.4m x 2.9m (7'10" x 9'6")

Obscure UPVC double glazed window to side. Luxury white suite comprising of large double shower cubicle, large wash hand basin in vanity unit with mixer tap & drawers below, low level WC with concealed cistern. Fully tiled walls & floor, mirror fronted cupboard, heated towel rail, ceiling spotlights.

Cloakroom

1.9 x 1.7 (6'2" x 5'6")

Obscure UPVC double glazed window to side. Luxury white suite comprising of low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & drawers below. Tiled floor, part tiled walls, fitted mirror with lighting, radiator, ceiling spotlights.

Rear garden

Private rear garden, fully paved with direct access and steps down from kitchen/breakfast room plus pedestrian access to rear.

Garden room

3.4m x 2.36m (11'1" x 7'8")

Purpose built garden room (currently being used as a gym) with double glazed French doors and windows to front, separate storage shed measuring 8'2 x 4'8.

Front garden

Hardstanding to front providing off street parking for one car.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| England & Wales EU Directive 2002/91/EC | | 54 | 64 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |