CLIFFTOWN PARADE

SOUTHEND-ON-SEA, SS1 1DP

GUIDE PRICE £325,000

LEASEHOLD

** NO ONWARD CHAIN & SUBLIME SEA VIEWS - A RAISED TWO BEDROOM GROUND FLOOR FLAT HAS GONE UNDER A MAJOR TRANSFORMATION IN RECENT YEARS TO PROVIDE ULTRA CONTEMPORARY LIVING WHILST ENJOYING MANY PERIOD FEATURES - SOUTHEND CONSERVATION AREA - GUIDE PRICE £325,000-£350,000 **

RP&C.

RICKY, PLANT & CHEN-PORTER

CLIFFTOWN PARADE

• No onward chain • Raised ground floor flat with sublime sea views towards the Kent coastline • Inviting hallway • Two bedrooms • Lounge with stunning bay window & incredible sea views • Contemporary and recently installed kitchen with integrated appliances • Luxury shower room and separate WC • 168 year lease and low charges • Superb Southend Conservation location with easy access to major rail links • A stones throw from the seafront, shops iconic parks

RP&C Estate Agents are delighted to bring to the market, with no onward chain, this exceptional and beautifully remodelled two-bedroom upper ground floor apartment, perfectly positioned within the highly sought-after Southend Conservation Area. Blending timeless period charm with stylish contemporary finishes, this elegant home enjoys an enviable location just moments from the vibrant city centre, the picturesque seafront, excellent shopping and leisure facilities, and superb transport connections. Both Southend Central and Southend Victoria stations are within easy reach, providing direct rail services into London, while the iconic Cliff Gardens, beaches and popular restaurants are all just a short stroll away, making this an outstanding opportunity for commuters, professionals, downsizers or those seeking a desirable coastal lifestyle.

Upon entering, you are welcomed by an inviting entrance hallway which immediately sets the tone for the quality and character found throughout. The apartment has been thoughtfully and sympathetically restored, retaining an abundance of original period features including attractive stained-glass windows and feature fireplaces, whilst seamlessly incorporating modern styling and tasteful décor to create an elegant yet comfortable home.

The impressive bay-fronted lounge is undoubtedly the heart of the property, where the large bay window frames captivating views and fills the room with an abundance of natural light, creating a wonderfully bright and airy living space. The contemporary kitchen has been beautifully designed with modern fittings while remaining in keeping with the character of the property, offering both practicality and style.

There are two well-proportioned bedrooms, ideal for a range of buyers, together with a luxurious, recently refitted shower room finished to a high specification and complemented by the convenience of a separate WC.

Externally, the property benefits from residents' permit parking on the surrounding streets, while its prestigious conservation area setting places everything Southend has to offer right on your doorstep.

Offering an outstanding combination of character, contemporary living, an unbeatable location and the added advantage of no onward chain, this truly is a rare opportunity to acquire a beautifully presented home in one of Southend's most desirable residential locations. Early viewing is highly recommended.

Communal Entrance Hallway

Stunning feature door leads to the communal hallway, further door with feature stained glass window leads to:

Entrance Hallway 17'5 in length
Large storage cupboard (L-shaped)

Lounge 15'6 into bay X 15'10
Impressive sash glass bay window to the front aspect with a stunning vista of the sea towards the Kent coastline.

Bedroom One 12'6 x 10'1
Bespoke floor to ceiling wardrobes, feature fireplace. Feature stained glass window.

Bedroom Two 8'5 x 8'2

Separate WC
A luxury white suite and stunning tiling to walls and floor. Wall mounted storage cupboard.

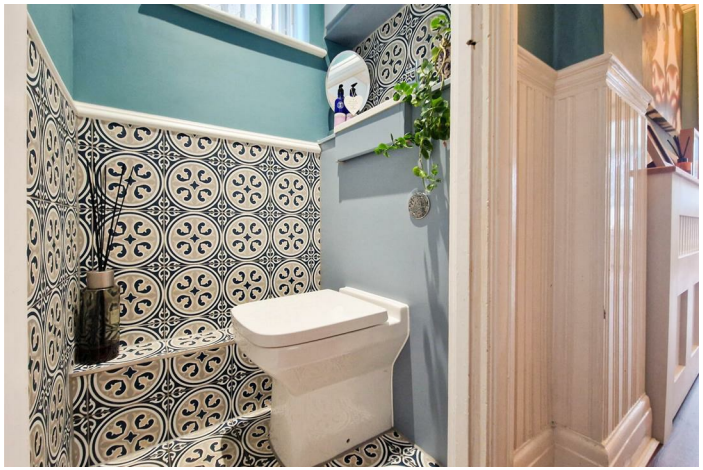
Kitchen 8'5 x 5'10
A wonderful contemporary design with base and wall leval storage units. Built in electric oven, induction hob, feature sink with mixer tap with instant hot water, integrated slimline dishwasher, fridge/freezer, washer/dryer and microwave.

Luxury Shower Room/WC
A stunning white three piece suite comprises a WC, sink unit with storage cupboard under, chrome heated towel rail, large walk in shower with waterfall style shower, Airing cupboard houses the combination boiler (Glow Worm). Stunning tiling to floor and walls.

Agents Note
The lease has 168 to run. The ground rent is £150 per annum. The buildings insurance is £358.61 per annum.

CLIFFTOWN PARADE

time to
DRINK
champagne
and Dance
ON the
TABLE



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ADDITIONAL INFORMATION

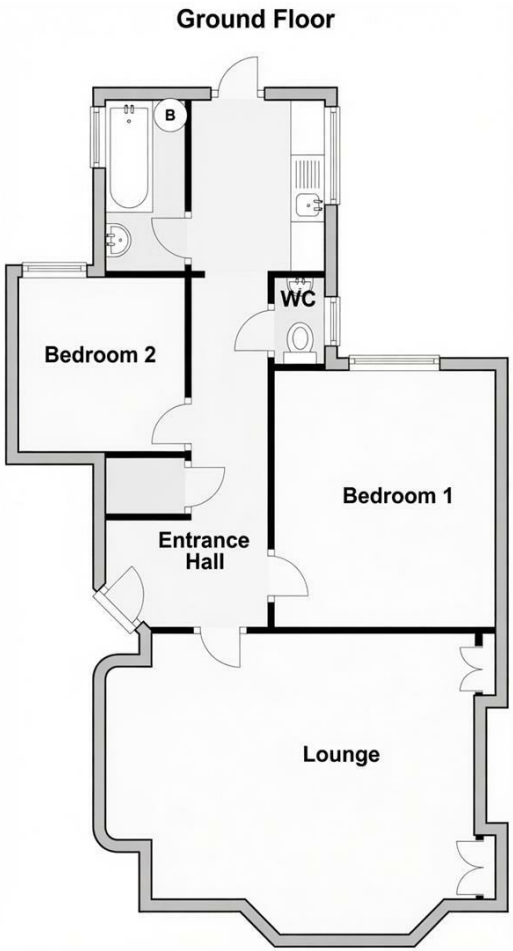
Local Authority – Southend

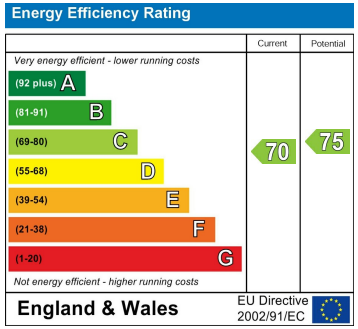
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 527.00 sq ft

Tenure – Leasehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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