

# Clifftown Shore, Western Esplanade,

£255,000

home.

# Flat 7 Clifftown Shore

## Southend on Sea
## SS1 1FU

1 1 1

- Spacious First Floor Apartment
- One Bedroom
- Open Plan Kitchen/Dining & Lounge Area
- Modern Bathroom
- Private Rear Garden & Communal Garden
- Allocated Parking For One Car



### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033






Home Estate Agents are delighted to present this spacious one-bedroom first-apartment located on the prestigious Clifftown Shore on Western Esplanade, Southend-On-Sea. This property offers a unique blend of comfort and convenience, making it an ideal choice for those seeking a coastal lifestyle.

Upon entering, you are welcomed by a generous entry hall equipped with a video phone entry system, ensuring both security and ease of access. The flat features a spacious bedroom complete with a fitted wardrobe, providing ample storage space. The modern bathroom is designed with contemporary fittings, while the kitchen boasts fitted appliances, perfect for culinary enthusiasts. The large open lounge is a standout feature, with doors that lead directly to the private rear garden, creating a seamless indoor-outdoor living experience.

One of the key advantages of this property is its ground-level feel, despite being on the first floor, thanks to the lift access and the garden being at ground level. The private rear garden space is an excellent addition, offering a tranquil retreat for relaxation or entertaining guests.

Residents of Clifftown Shore benefit from a concierge service in the communal entrance, adding an extra layer of convenience. Additionally, there is a communal gym available for those who wish to maintain an active lifestyle. The property also includes one allocated parking space in the secure underground car park, a valuable asset in this sought-after area.

Situated along the iconic Southend seafront, this flat is ideally located close to Southend High Street, the beach, and a variety of restaurants and bars, making it perfect for those who enjoy vibrant coastal living. This property is not just a home; it is a lifestyle choice waiting to be embraced.



## Accommodation Comprises

The building is approached via secure communal entrance doors into communal hallway with concierge and stairs and lift to all floors. Door leading to:

## Entrance Hall

Composite door leading into the entrance hallway with wood effect laminate flooring, skirting, spot light lighting, video phone entry system, storage cupboard which could be used as a utility cupboard as it has space and plumping for washing machine and houses the water cylinder. Doors to bedroom, lounge & bathroom.

## Open Plan Lounge/Dining/Kitchen

## Lounge/Dining Area

15'8 x 11'9

Wood effect laminate flooring, skirting, spot light lighting, positive airflow ventilation system, electric radiator, double glazed window to the rear aspect, double glazed sliding patio to the rear aspect leading to the garden space.

## Kitchen
9'5 x 9'4
Wood effect laminate flooring, skirting, spot lighting, under cabinet lighting, positive airflow and ventilation system. Base & wall cabinets, inset set sink with mixer tap over, fitted Bosch oven with four ring Bosch induction hob over with extractor fan, fitted dishwasher, fitted fridge/freezer.

## Bedroom
17'10 x 8'10
Carpet flooring, skirting, spot light lighting, pendant light, electric radiator, fitted sliding door wardrobe, sliding patio doors leading to the rear patio area, wall lighting.

## Bathroom
7'2 x 6'8
Marble effect tiled flooring, part tiled walls, electric heated towel rail, spot light lighting, positive airflow ventilation system, sink, low level toilet, mirrored vanity unit, bath with shower & rainfall attachment over, tiled walls.

## Externally

## Garden Area
Wood effect tiled flooring, external lighting.

## Communal Area
Communal gym.

## Parking
Allocated underground parking for one car.

## Lease Information
Share of Freehold
Lease: 993 years remaining
Ground Rent: £0
Service Charge £2,366 Per Annum

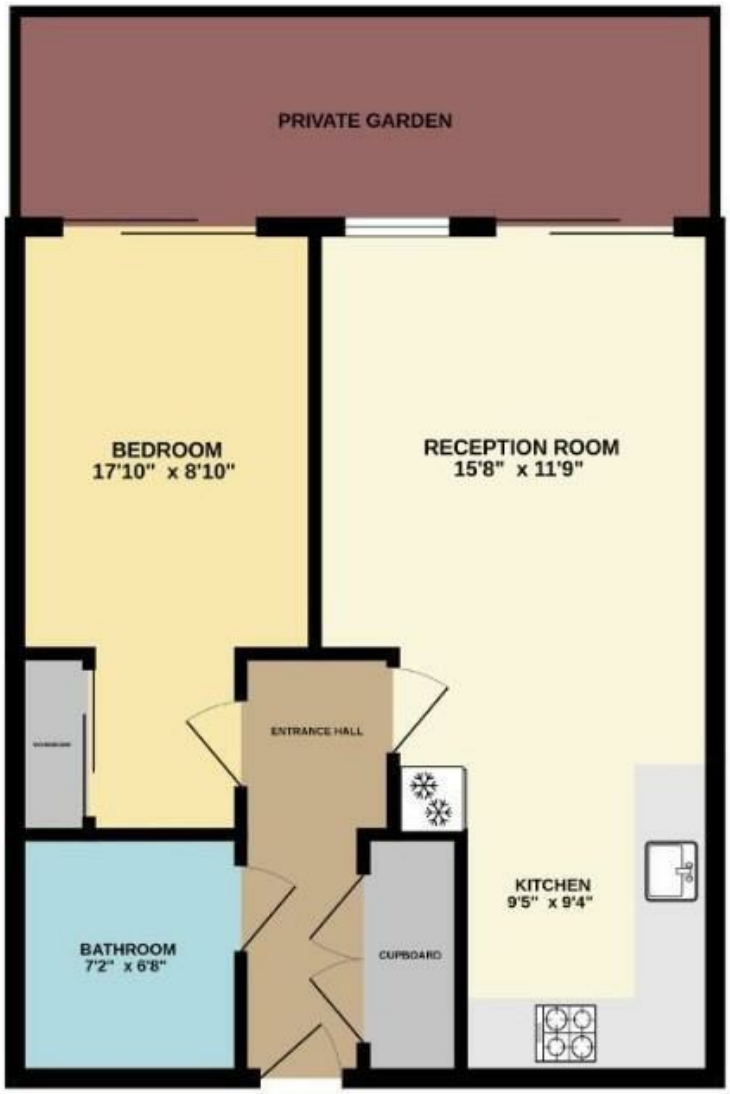
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







GROUND FLOOR
514 sq.ft. approx.




TOTAL FLOOR AREA : 514 sq.ft. approx.
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# Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: C
Tenure: Share of Freehold
Council Tax Band: B

£255,000

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