





TOWER COURT

WESTCLIFF-ON-SEA, SS0 7QH

£300,000

LEASEHOLD

** SENSATIONAL & PANORAMIC SEA VIEWS - 13TH FLOOR APARTMENT WITH A WEST FACING BALCONY & GARAGE - TWO DOUBLE BEDROOMS AND MAINTAINED TO A HIGH STADARD WITH A LONG LEASE - FANTASTIC WESTCLIFF PARADE LOCATION **

RP&C.

RICKY, PLANT & CHEN-PORTER

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• 13th floor apartment with stunning & panoramic sea views • Lift access to all floors • Two double bedrooms • Shower room & separate WC • Bright and generous lounge with direct balcony access • Modern kitchen • West facing balcony - Long lease over 900 years • Highly sought after Westcliff Parade locality • Close to local shops, major rail links and bus routes • Internal inspection comes highly recommended





RP&C Estate Agents are pleased to bring to the market this exceptional 13th floor flat with a west facing balcony which is situated in the highly desirable Westcliff Parade locality, close to the Cliffs theatre. This spacious two-bedroom apartment delivers an exceptional living experience with breath taking panoramic sea views. A bright and generously proportioned lounge opens seamlessly onto a private balcony, creating the perfect setting to relax or entertain while taking in the stunning coastline. The property features two well-proportioned double bedrooms, offering ample space for comfort and privacy. A stylish modern walk-in shower room, complemented by a separate WC, adds convenience and contemporary appeal. The fitted kitchen is thoughtfully designed with both style and practicality in mind, providing generous storage and workspace ideal for culinary enthusiasts. Secure parking for one vehicle is provided in a private garage. Set within a sought-after seafront location, the apartment enjoys excellent proximity to local amenities, transport links, and the coast — perfect for those seeking a relaxed coastal lifestyle with the convenience of modern living. Whether purchasing or renting, this impressive property is sure to captivate with its combination of space, views, and prime position.

Communal Entrance Hallway

Stairs and lift to all floors.

Entrance Hallway

Lounge 15'5 x 14'9

West Facing Balcony (panoramic sea views)

Stunning panoramic sea views.

Kitchen 11'7 x 8'7

Bedroom One 14'7 x 10'7

Bedroom Two 11'8 x 7'3

Shower Room 5'4 x 5'1

WC 5'6 x 2'6

Garage

he property further benefits from a private garage, providing secure parking for one vehicle or offering useful additional storage space.

Agents Note

The lease term is 999 years from approx. 1965 - 938 years approx. remain. The ground rent is £57 per annum,. The service charge is £2600 per annum, this includes water, sewerage and buildings insurance.

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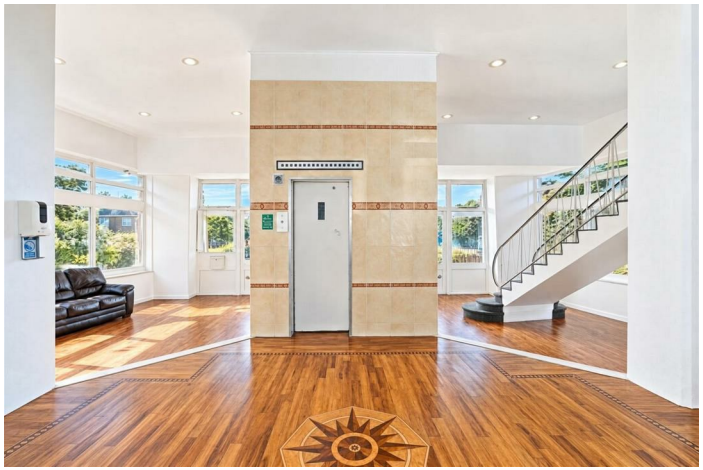












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ADDITIONAL INFORMATION

Local Authority – Southend

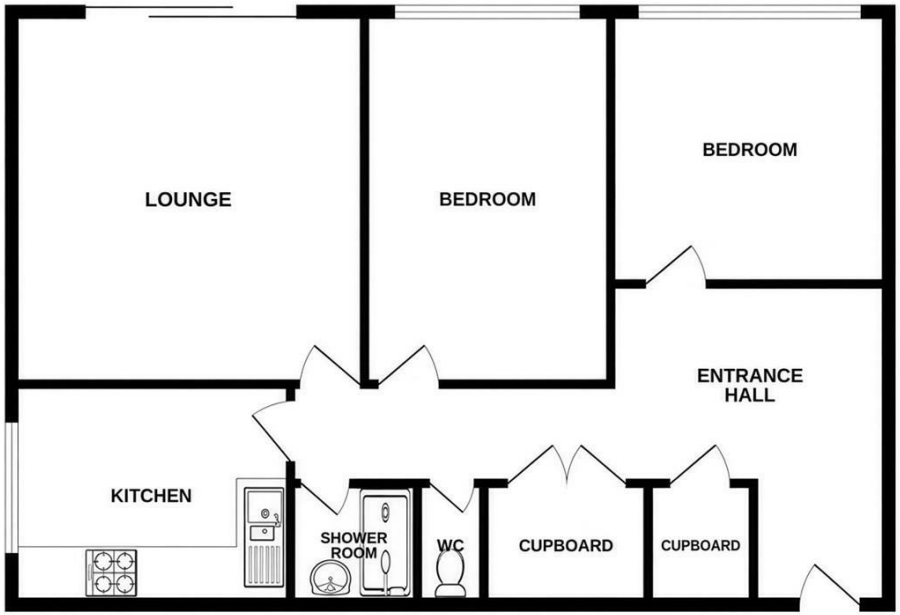
Council Tax – Band D

Viewings – By Appointment Only

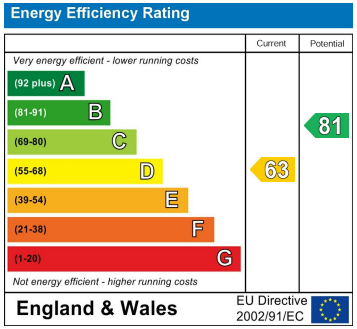
Floor Area – 899.00 sq ft

Tenure – Leasehold

GROUND FLOOR
83.5 sq.m. (899 sq.ft.) approx.







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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