

# Westcliff Avenue, Westcliff-On-Sea

£275,000

home.

# Flat 12, Winton Hall

## Westcliff-On-Sea
## SS0 7QT

2 1 1

- Charming Two Bedroom Second Floor Apartment
- Beautiful Thames Estuary Views From Lounge and Principal Bedroom Balcony
- Impressive Turreted Bay Window to Spacious Lounge and Dining Room
- Private Balcony Enjoying Elevated Coastal Views
- Allocated Off Street Parking Space for One Vehicle
- Attractive Building within the Shorefield Conservation Area
- Two Bedrooms with Useful Fitted Wardrobe Storage
- Separate Fitted Kitchen and Family Bathroom
- Secure Entry Phone System and Dedicated Utility Cupboard
- Moments From the Seafront, Cliff Gardens and Westcliff Station



### 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 offer for sale this charming two bedroom second floor apartment within the impressive Winton Hall, occupying a wonderful position in Westcliff-on-Sea's sought-after Shorefield Conservation Area. Boasting beautiful views across the Thames Estuary, a private balcony, allocated parking and a distinctive turreted bay window, this characterful home offers an enviable coastal lifestyle.

The spacious lounge and dining room is a particular highlight, featuring an elegant curved bay window that floods the room with natural light while framing lovely views towards the estuary. Offering generous space for both relaxing and entertaining, this is a wonderfully inviting reception room.

The principal bedroom is equally appealing, benefiting from fitted wardrobe storage and direct access to a private balcony, where elevated sea views provide a delightful backdrop. A second bedroom offers excellent flexibility for guests, home working or additional accommodation.

A separate fitted kitchen provides ample cabinetry, integrated cooking appliances and a dishwasher, while the bathroom features a panelled bath with shower attachment and vanity storage. Further benefits include a useful utility cupboard, gas central heating and a secure entry phone system.

The location is exceptional, with the beautiful seafront and Cliff Gardens close at hand, alongside Westcliff railway station and the independent shops, cafés and restaurants of Hamlet Court Road.

Combining attractive architectural character, generous accommodation and wonderful coastal views, this is a fantastic opportunity to acquire a distinctive apartment in one of Westcliff's most desirable settings.













**Accommodation Comprises**
The property is accessed via communal door leading into an entrance porch with tiled effect flooring, skirting, ceiling light, stairs leading to the second floor. Private entrance door into:

**Entrance Hallway**
Tiled effect laminate flooring, skirting, coved cornice, two ceiling lights, access to utility storage cupboard, entry phone system, radiator. Doors to:

**Bedroom One**
Carpeted, skirting, dado rail, coved cornice, ceiling light, fitted wardrobe/storage cupboard, radiator. Access to:

**Balcony**
Balcony with metal railings offering sea views.

**Bedroom Two**
Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to the side aspect, fitted wardrobe/storage cupboard housing Ideal combi boiler, radiator.

**Lounge**
Carpeted, skirting, coved cornice, ceiling light, double glazed turreted bay window to the front aspect offering lovely sea views, radiator.

**Kitchen**
Tiled effect laminate flooring, coved cornice, ceiling light, double glazed window to the side aspect. The kitchen is fitted to include a rolled edge worksurface, tiled splashback, base and wall cabinetry, integrated oven with four ring induction hob and extractor over, bowl sink with mixer tap, dishwasher, space for dishwasher and fridge freezer. Door to:

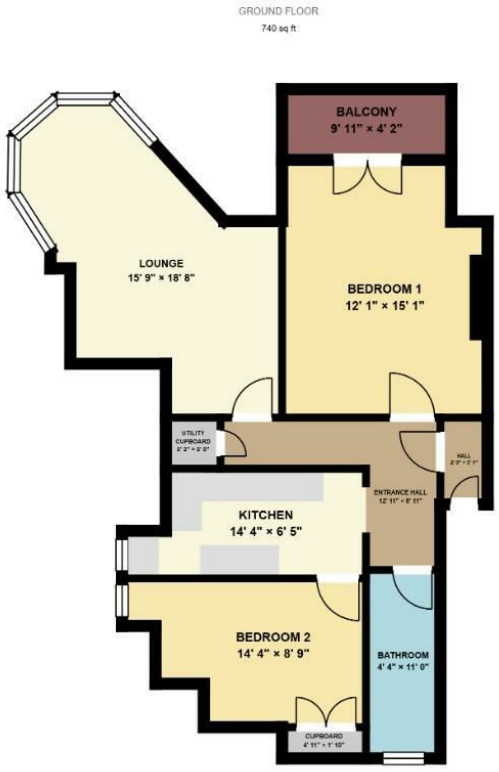


## Bathroom

Tiled effect lino flooring, part tiled walls, coved cornice, spotlighting, double glazed window to the rear aspect, wash hand basin with storage beneath, WC, panelled bath with shower attachment, heated towel rail.

## Lease Information

Lease: 91 years remaining
Ground Rent: £240 Per Annum
Service Charge: £1,511 Per Annum
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and dimensions are approximate and are provided for illustrative purposes only. Home Estate Agents cannot guarantee their accuracy.
The floor plan is not to scale and should not be relied upon for architectural, construction or other measurement purposes.

# Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: D
Tenure: Leasehold
Council Tax Band: B

£275,000

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