



# FOR SALE

## Westcliff Parade, Westcliff-On-Sea SS0 7QP

Offers In Excess Of £435,000 Share of Freehold Council Tax Band - D

- First Floor Apartment With No Onward Chain
- 2 Double Bedrooms
- Stunning Sea Views
- Private South Facing Balcony
- Spacious Lounge with Log Burner
- Modern Kitchen & Bathroom
- Communal Courtyard
- Allocated Off Street Parking Space
- Short Walk to Seafront & Station
- Share Of Freehold

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

An exquisite first floor apartment in one of the most sought after locations on the Westcliff Parade. This beautiful character property affords spectacular uninterrupted Estuary views from the lounge, kitchen and private balcony with the additional benefit of direct access to a rear courtyard garden. Two double bedrooms with fitted storage, contemporary four piece

bathroom, modern fitted kitchen with integrated appliances, spacious lounge diner with log burning stove and ground floor utility cupboard. This apartment benefits from an allocated parking space to the front aspect, a share of the freehold and being just moments away from the seafront and a short walk to the rail station. Viewing highly advised.

## Measurements

Lounge - 14'4 x 18'0 max (4.36m x 5.49m)

Kitchen - 9'5 x 11'2 (2.87m x 3.41m)

Bedroom 1 - 13'2 x 14'7 (4.01m x 4.45m)

Bedroom 2 - 13'2 x 14'1 (4.01m x 4.29m)

Bathroom

## Interior

Beautiful communal entrance with porch doors into lobby with original tiled floor leading to the internal hallway with utility cupboard having space for washing machine & dryer and stairs to first floor where you will find a split level landing with sash window to rear aspect providing natural light. There is a spacious lounge diner to front aspect with a log burning stove and double glazed sash bay window affording stunning uninterrupted Estuary views. A modern fitted kitchen offers a range of gloss wall and base units, wooden work surface, subway tiled splash backs and stainless steel sink & drainer. Integrated oven, hob and extractor hood, microwave, grill, fridge and dishwasher. Wall mounted boiler and French doors leading out to the private south facing balcony. There are also Two double bedrooms and four piece bathroom suite.

## Exterior

Steps from bedroom two lead down to a shared courtyard garden with patio area. A south facing balcony with stunning views and a parking space to front aspect driveway for one vehicle.

## Tenure

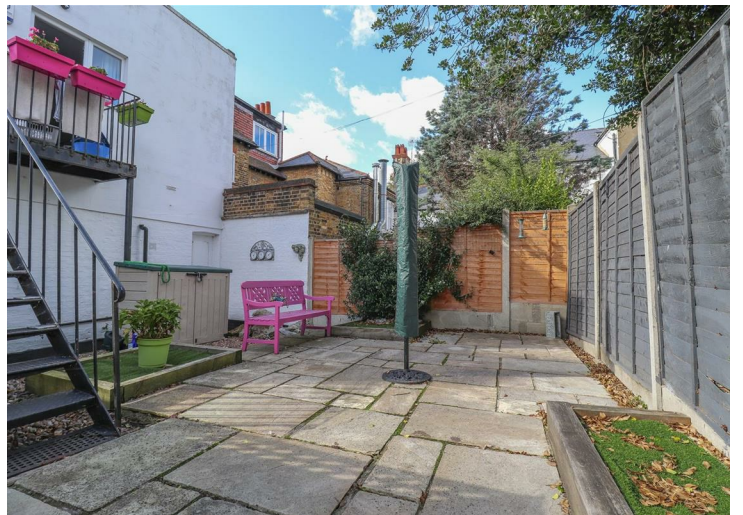
Share of freehold with 183 years on lease.

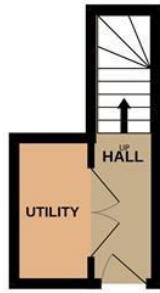
No service charge or ground rent.

Council Tax Band - D

## Notes

Please note that the marketing photos are pre-current tenant.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	52	73
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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