

Ist Call

SALES AND LETTINGS



Hamlet Court Road, Westcliff On Sea, SS0 7EY

£400,000 - Leasehold

This extremely spacious and distinctive split-level apartment is arranged over two floors and offers exceptionally generous accommodation throughout. Beautifully presented, highlights include a 23'1" lounge/diner, four double bedrooms, a fitted kitchen with a separate utility room, a first-floor bathroom, and an additional second-floor shower room. Ideally situated on Hamlet Court Road, the property is just moments from a wide range of shops, cafés, restaurants, and bars, while also providing convenient access to Westcliff rail station and the seafront. Larger than a lot of four bedroom houses, an internal viewing is essential to fully appreciate the impressive size and quality of the accommodation on offer.

Accommodation Comprising

Front door leading to communal entrance lobby with staircase to first floor landing. Own front door to...

Large Entrance Hall



Radiator, staircase to second floor, built in storage cupboard, laminate wood effect flooring, doors off to...



Lounge/ Diner 23'1 x 15'2 (7.04m x 4.62m)



Two double glazed windows to front, two radiators, feature fireplace with inset log burner and slate hearth, fitted alcove shelving and cupboards, laminate wood effect flooring, coved ceiling...



Bedroom 16' x 14' (4.88m x 4.27m)



Two sash windows to rear, radiator, covered ceiling...



Bathroom 8'1 x 6'10 (2.46m x 2.08m)



Modern white suite comprising freestanding roll top bath with central taps, pedestal wash hand basin, low level W.C., heated towel rail/ radiator, tiled flooring, two obscure glazed windows to side...



Kitchen 13'7 x 10' (4.14m x 3.05m)



Range of fitted base units with complementing working surfaces over, inset single drainer sink unit, space for gas range cooker with stainless steel extractor canopy above, integrated dishwasher and fridge/ freezer, matching range of wall mounted units, feature shelving, laminate wood effect flooring, radiator, sash window to side...



Utility Room 9'2 x 4'7 (2.79m x 1.40m)

Window to side, working surface with space beneath for washing machine and tumble dryer, wall mounted gas central heating & hot water boiler, laminate flooring...

Second Floor Landing



Double glazed window to rear, further skylight window, radiator, doors off to...

Bedroom 15' x 14'11 (4.57m x 4.55m)



Double glazed windows to front, radiator, built in alcove storage cupboard...



Bedroom 13'10 x 11'1 (4.22m x 3.38m)



Sash windows to rear, radiator, built in alcove storage cupboard, feature cast iron fireplace...

Bedroom 16'4 x 7'4 (4.98m x 2.24m)



Double glazed window to front, radiator...

Shower Room



Modern suite comprising large glazed walk in shower cubicle, wash hand basin set on vintage tiled dresser unit, low level W.C., heated towel rail, laminate tile effect flooring, double glazed window to rear...

Agents Note

The property is leasehold with 102 years remaining

lease term and an annual Ground Rent of £100.
There is no fixed service charge with the freeholder
only charging as and when works are required...

Floor Plan

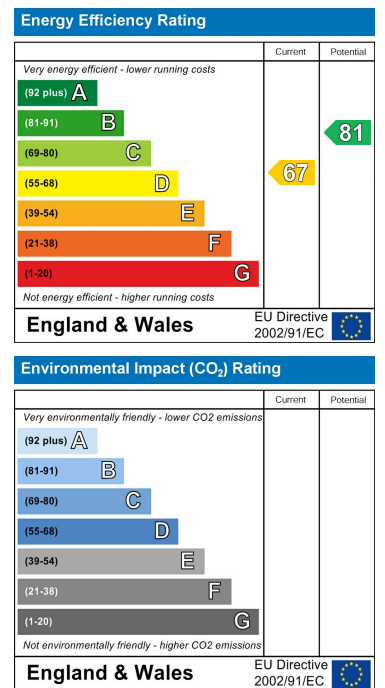


TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Area Map



Energy Efficiency Graph



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