

26 Clifftown Shore, Southend-On-Sea, SS1 1FU

STUNNING 2 BEDROOM APARTMENT WITH RARE WRAP-AROUND SOUTH FACING TERRACE AND PANORAMIC ESTUARY VIEWS – LOCATED IN THE PRESTIGIOUS CLIFFTOWN SHORE DEVELOPMENT – MODERN THROUGHOUT WITH PARKING, GYM AND CONCIERGE – A TRULY EXCEPTIONAL COASTAL HOME



Guide Price - £675,000 - £700,000 - Leasehold

LUXURY TWO BEDROOM APARTMENT  
PANORAMIC ESTUARY VIEWS  
SOUTH FACING WRAP AROUND TERRACE  
MODERN OPEN PLAN LIVING SPACE  
TWO SPACIOUS BEDROOMS WITH BALCONY  
ACCESS

TWO HIGH END BATHROOMS, INCLUDING EN-SUITE IN MAIN BEDROOM  
PRIME SEAFRONT LOCATION  
EXCELLENT TRANSPORT LINKS  
SECURE UNDERGROUND PARKING FOR ONE CAR  
COMMUNAL GYM / BIKE STORAGE AND CONCIERGE

### ACCOMODATION COMPRISES

Communal entrance door is accessed via door entry FOB. Communal hallway with concierge and lifts to all floors.

**Entrance Hall 11'4" (3.45m) Max x 6'7" (2.01m) Max**

Well proportioned entrance hall with wood flooring throughout. Entry phone system, Storage cupboard housing hot water tank and storage space. A second airing cupboard directly opposite the main bathroom. Spotlights. Doors to:

**OPEN PLAN KITCHEN / LIVING AREA 16'5" (5m) Max x 32'2" (9.8m) Max**



### LIVING AREA

Stunning open plan living area. Double glazed windows across the whole of the front aspect. Sliding glass patio doors leading to wrap around balcony. Wood flooring throughout. Spotlights. Electric heater.



## KITCHEN AREA

The kitchen area is fitted with a range of cupboards to both base and eye level. Stainless steel sink unit with mixer tap. Granite worksurfaces. Built in Siemens electric oven with matching combination oven above. 5 Ring Siemens electric hob. Integrated fridge & freezer. Integrated dishwasher.



## BEDROOM ONE 21'2" (6.45m) Max x 10'10" (3.3m) Max

Double glazed window to front aspect offering estuary views. Access to balcony. Built in wardrobes. Carpeted floor Wall mounted electric heater.



## EN-SUITE SHOWER ROOM 3'9" (1.14m) x 6'5" (1.96m)

Three piece suite comprising, Walk in shower, low level W.C, half pedestal wash hand basin, built in vanity cupboard, tiled flooring, spotlights, heated towel rail.

**BATHROOM** 5'11" (1.8m) x 7'3" (2.21m)  
Modern three piece suite comprising bath with mixer tap and shower attachment, Rainfall shower head over, half pedestal wash hand basin with mixer tap. low level W.C, tiled flooring, spotlights, heated towel rail.

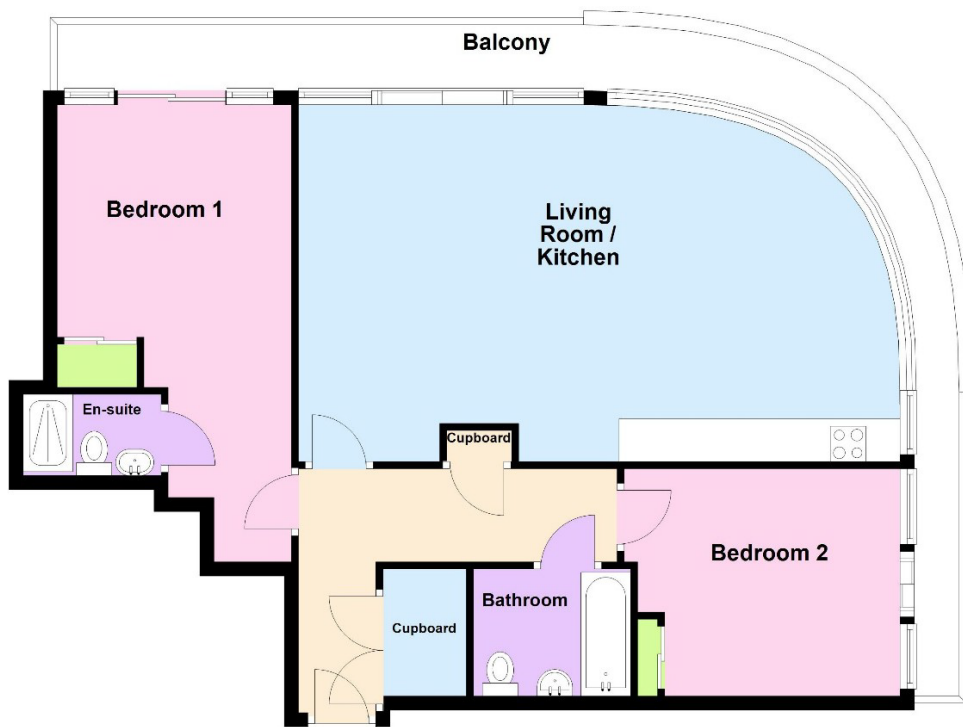


## BEDROOM TWO

Double glazed window and door to side aspect giving access to the balcony offering estuary views, built in wardrobe with sliding doors, carpeted, spotlights, wall mounted electric heater.

## COMMUNAL AREA

The building comes with secure underground allocated parking for one car ,Wohr car lift, a communal gym, concierge Monday to Friday 08:00 to 13:00.



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**Information**

Service Charge: £2,014 Half Yearly

Ground Rent: £0

Lease: 995

EPC Rating: B

Council Tax Band: Band E

