



* £325,000 - £350,000 * ON WESTCLIFF BEACHFRONT * SHORT WALK TO WESTCLIFF STATION * PRIVATE BALCONY WITH SEA VIEWS * GATED PARKING * EN-SUITE AND BATHROOM * Occupying a prime location just moments from Westcliff Station and the seafront, this property offers generous living space, making it an ideal choice for first-time buyers, London commuters, or those looking to take their first step onto the property ladder as a family. The building benefits from a secure entry system with intercom, well-maintained communal hallways, and lift access to all floors—including the secure underground car park, where this apartment enjoys one allocated parking space, plus the rare advantage of a second additional space conveniently located at the front of the property. The accommodation comprises a spacious entrance hallway with ample storage and a separate utility room, leading to a generous open-plan living area. The master bedroom features fitted wardrobes, a modern en-suite, and access to a private balcony with stunning sea views. Finally, a second double bedroom and a family bathroom complete the flat. Residents also benefit from access to a beautifully maintained, west-facing communal garden, attractively landscaped with mature shrubs and seasonal planting. As previously mentioned, this property enjoys a prime location with Westcliff Station just moments away, offering direct and convenient access into London. The seafront is also just a stone's throw away, perfect for coastal living. Additionally, the vibrant Hamlet Court Road is within easy reach, providing a variety of local amenities, cafés, shops, and excellent bus connections. Book a viewing now!

Leasehold: 111 year lease(approx.) // Service charge: £1,692pa(approx.) // Ground rent: £300pa(approx.)
Council Tax Band: E

- Private balcony with sea views
- Seconds from Westcliff Station and beachfront
- Open-plan living area with separate utility room
- Second double bedroom
- Well maintained communal hallways with lift
- Long Lease
- Secure parking space and additional space to front
- Master bedroom with en-suite and fitted wardrobes
- Additional family bathroom
- Communal west-facing garden

Pembury Road

Westcliff-on-Sea

£325,000

Price Guide



Pembury Road



Frontage/Parking

Space to the far right hand side is allocated to this flat and there is an additional space in a secure gated underground car park - there is also a bin store which is accessed via the car park, intercom, built-in post boxes and glass door leading to:

Communal Hallway

Well maintained and modern hallways with stairwell and lift leading to all floors including the car park.

Private Entrance Hallway

15'9" > 3'4" x 3'7"

Radiator, large storage cupboard, smooth ceiling with two feature pendant lights, skirting, wood effect laminate flooring.

Utility Room

5'5" x 2'5"

Fitted shelving with space for washing machine/tumble dryer, smooth ceiling, skirting, carpet.

Lounge-Kitchen-Diner

30'0" > 26'0" x 13'10" > 11'1"

UPVC double glazed bay-fronted window, two double radiator, matt green kitchen units both wall mounted and base level, kitchen comprised of; black composite sink with drainer and matt black mixer tap, space for dishwasher, integrated oven, four ring electric hob, stainless steel extractor fan hood over, space for large fridge/freezer, smooth ceiling with three feature pendant lights and inset spotlights, tiled splashback in kitchen, skirting, wood effect laminate flooring.

Bedroom One

15'11" x 9'0"

UPVC double glazed windows to front aspect, UPVC double glazed door leading to balcony with space for seating and sea views, radiator, double radiator, large fitted wardrobe with mirrored sliding doors, smooth ceiling with feature pendant light, skirting, carpet.

En-Suite

7'3" x 5'6"

Extractor fan, chrome towel radiator, WC, wash basin with chrome mixer tap, double shower, smooth ceiling with inset spotlights, partly tiled walls, skirting, tiled effect laminate flooring.

Bedroom Two

10'0" x 9'7"

UPVC double glazed window to front aspect, radiator, smooth ceiling with feature pendant light, skirting, carpet.

Bathroom

7'2" x 5'6"

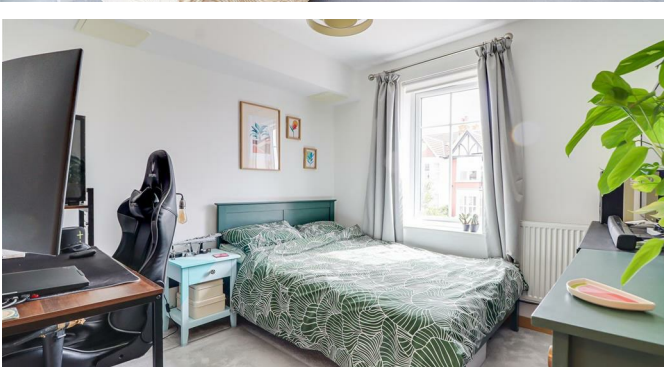
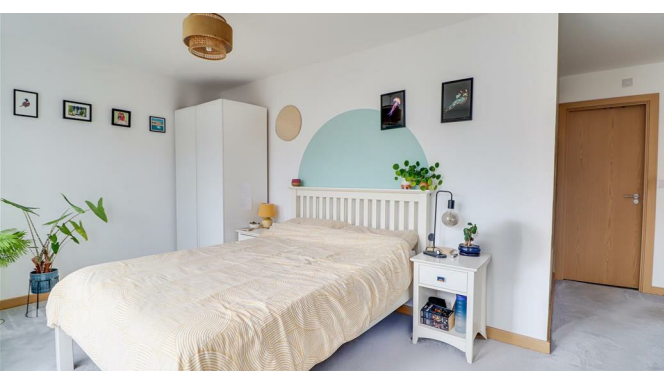
Extractor fan, chrome towel radiator, WC, wash basin with chrome mixer tap, panelled bath, smooth ceiling with inset spotlights, partially tiled walls, skirting, tiled effect laminate flooring.

West-Facing Communal Garden

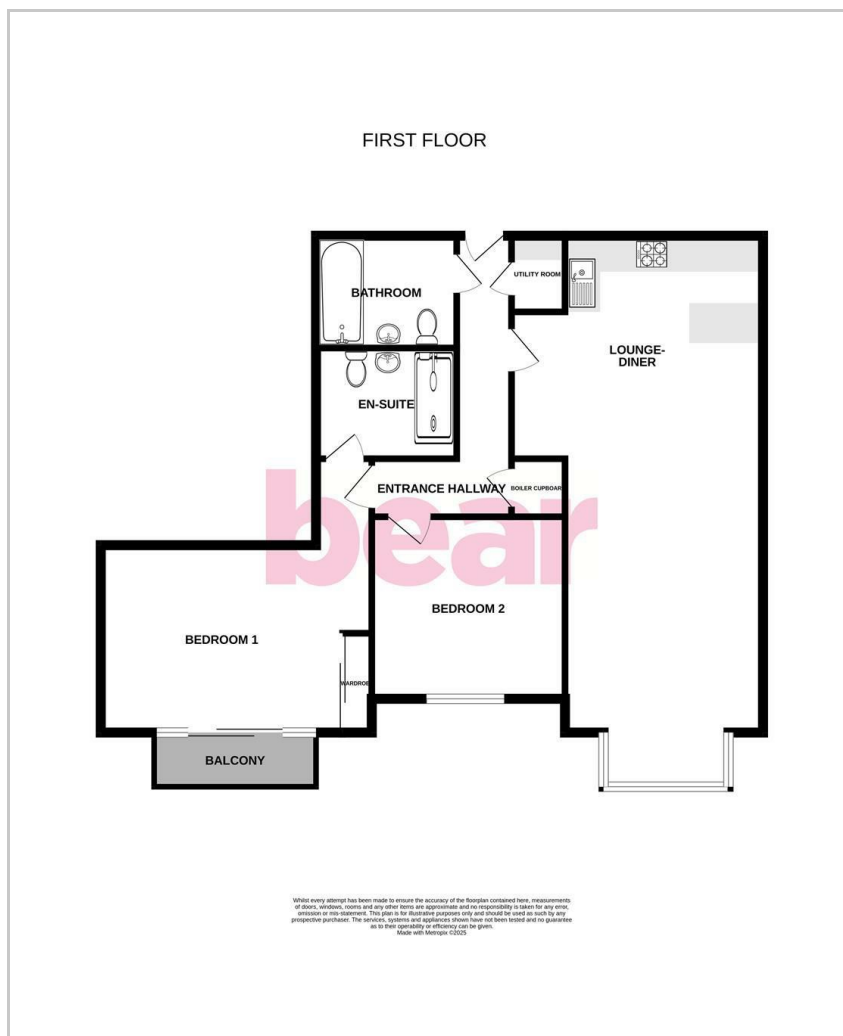
Well maintained communal gardens with well established flower and shrub borders/features.

Agent Notes:

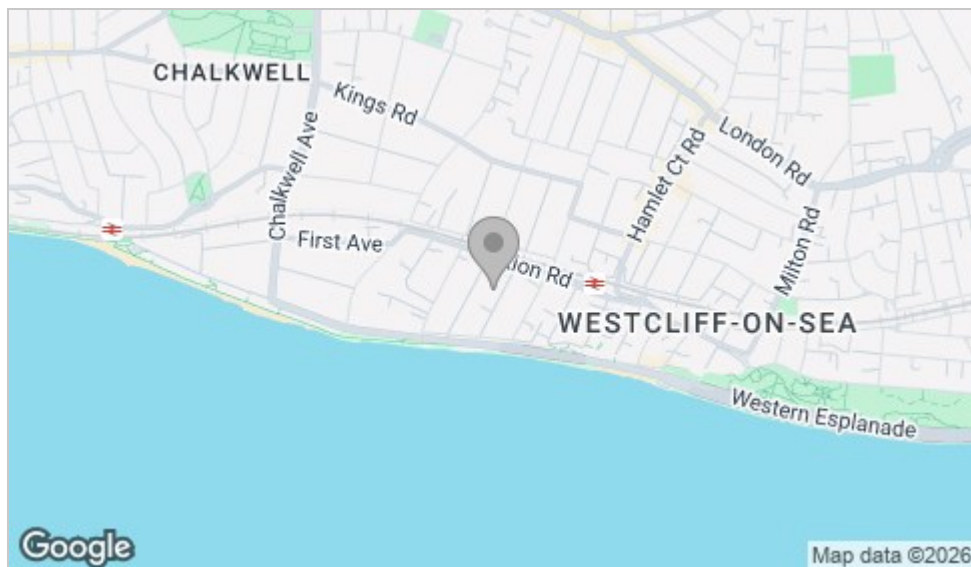
Leasehold: 111 year lease(approx.) // Service charge: £1,692pa(approx.) // Ground rent: £300pa(approx.)
Council Tax Band: E



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

