



## WESTERN ESPLANADE SOUTHEND-ON-SEA, SS1 1FU

**GUIDE PRICE £500,000  
LEASEHOLD**

\* £500,000 - £530,000 \* NO ONWARD CHAIN \* ARCHITECTURAL ELEGANCE ON SOUTHEND SEAFRONT. BOASTING PANORAMIC VIEWS ACROSS THE THAMES ESTUARY, SECURE UNDERGROUND PARKING & AN EXTENSIVE 996 YEAR LEASE. OFFERING SIZEABLE, SHOWHOME CONDITION ACCOMMODATION TO INCLUDE TWO LARGE BEDROOMS AND TWO BATHROOMS.

**RP&C.**  
RICKY, PLANT & CHEN-PORTER

# WESTERN ESPLANADE

- Stunning two double bedroom second floor apartment with lift access
- Presented to the market with no onward chain
- Glorious panoramic views across Thames Estuary from private roof terrace
- Secure underground parking
- Extensive 996 year lease
- Generous and well equipped residents gym and additional residents bike store
- Secure entry with concierge
- Two stylish bathrooms
- Stunning open-plan living space
- Within easy reach of train lines for direct access into Central London



Set within an architecturally elegant and highly sought-after development on Southend's picturesque seafront, this stunning second-floor apartment offers luxurious living, exceptional amenities, and breathtaking views across the Thames Estuary.

The property features two spacious double bedrooms, including a beautiful master suite with a stylish en-suite shower room. The main bathroom is a contemporary four-piece suite, complete with both bath and separate shower. Throughout, the apartment is light-filled, deceptively spacious, and finished to a high standard, creating an inviting and refined living environment.

The impressive open-plan living area offers a generous lounge space leading into a well-appointed kitchen. Full-height doors open onto a private roof terrace, perfectly positioned to capture sweeping, uninterrupted panoramic estuary views—an ideal spot for relaxing or entertaining.

Residents benefit from a fantastic range of premium facilities, including:

Secure underground parking

Concierge service and secure entrance

Residents' gym

Residents' bike and bin stores

Lift access, making the development suitable for all age groups

An extensive 996-year lease

Perfectly placed on Southend seafront, the development is within easy reach of multiple train stations offering direct links into Central London. Southend City Centre, local shops, cafés and coastal attractions are all close by, ensuring exceptional convenience and lifestyle appeal.

Offered with no onward chain, this remarkable property combines luxury, location, and unbeatable views, an outstanding opportunity not to be missed.

**Two bedroom second floor apartment**

**Entrance hallway**

**Open-plan lounge/kitchen**

**Bedroom one**

**En-suite shower-room**

**Bedroom two**

**Bathroom**

**Private roof terrace with panoramic sea views**

**Secure underground parking**

Communal gym

Communal bike stores

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## ADDITIONAL INFORMATION

**Local Authority** – Southend

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 91                      | 91        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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