



Perfectly positioned on Pembury Road in the charming area of Westcliff-on-Sea, this modern one-bedroom flat offers a delightful blend of comfort and convenience. Situated on the top floor, the property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The flat features a fully fitted kitchen, equipped with modern appliances, making it ideal for those who enjoy cooking and entertaining. The contemporary three-piece bathroom adds a touch of elegance, ensuring that your daily routines are both practical and stylish. One of the standout features of this property is the private balcony, which provides exquisite sea views, perfect for enjoying a morning coffee or unwinding after a long day. The seafront location enhances the appeal, allowing residents to relish the beauty of coastal living right at their doorstep. For those commuting to London, Westcliff Station is conveniently nearby, making this flat an excellent choice for professionals seeking a balance between work and leisure. This property is not just a home; it is a lifestyle opportunity in a picturesque setting. Whether you are a first-time buyer or looking to downsize, this flat is sure to impress.

- Modern top floor flat
- Exquisite sea views
- One double bedroom
- Contemporary three-piece bathroom
- Westcliff Station near by for London commuters
- Private balcony
- Lounge with direct access to your balcony
- Fully fitted kitchen
- Close to local amenities
- Perfect seafront location

Pembury Road

Westcliff-On-Sea

£210,000

Offers In Excess Of



Pembury Road



Frontage

Brick wall with feature planting, hedging to the side for privacy, steps up to entrance door.

Communal Hallway

Smooth ceiling with pendant lights, entrance door to the front with adjacent double-glazed windows, radiator, carpet, stairs rising to the top floor.

Entrance Landing

Smooth ceiling with inset spotlights, radiator, laminate flooring, doors to all rooms.

Lounge

17'06 x 10'10

Smooth ceilings with pendant ceiling lights, double-glazed windows to the front aspect, double-glazed door to the front aspect leading to the balcony, wall-mounted radiator, carpet throughout.

Kitchen

11'7 x 8'4

Smooth ceiling with a pendant light, double glazed window to the front, wall-mounted boiler. Kitchen comprising of; wall and base level units with a wood effect roll edge laminate worktop, inset stainless steel sink and drainer, oven and grill with a four-ring gas hob and an extractor fan above, integrated fridge and freezer on a 70/30 split, space for a washing machine, space for a dishwasher, laminate flooring.

Bedroom

14'01 x 8'07

Smooth ceilings with pendant ceiling light, double-glazed window to the front aspect,

wall-mounted radiator, feature fireplace, carpet throughout.

Bathroom

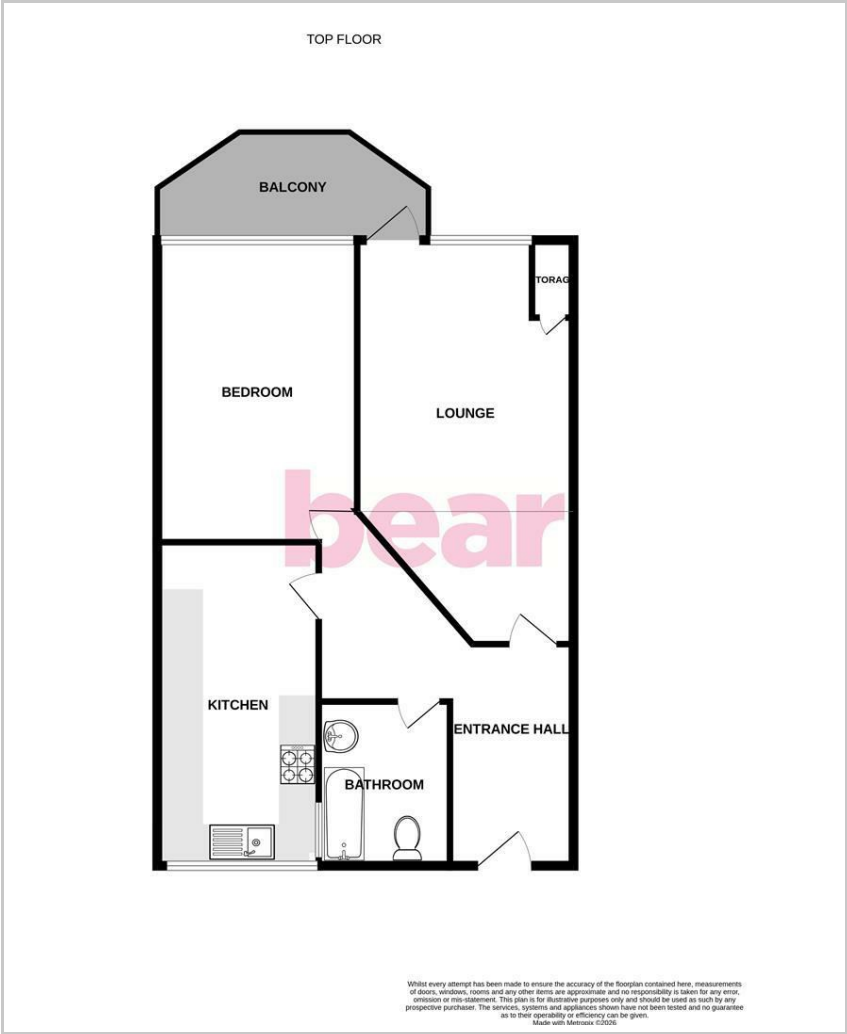
Smooth ceiling with inset spotlights, obscured double-glazed window to the side, panelled bath with a shower hose attachment, low-level WC, pedestal wash basin, part tiled walls, wood effect laminate flooring.

Agents Notes:

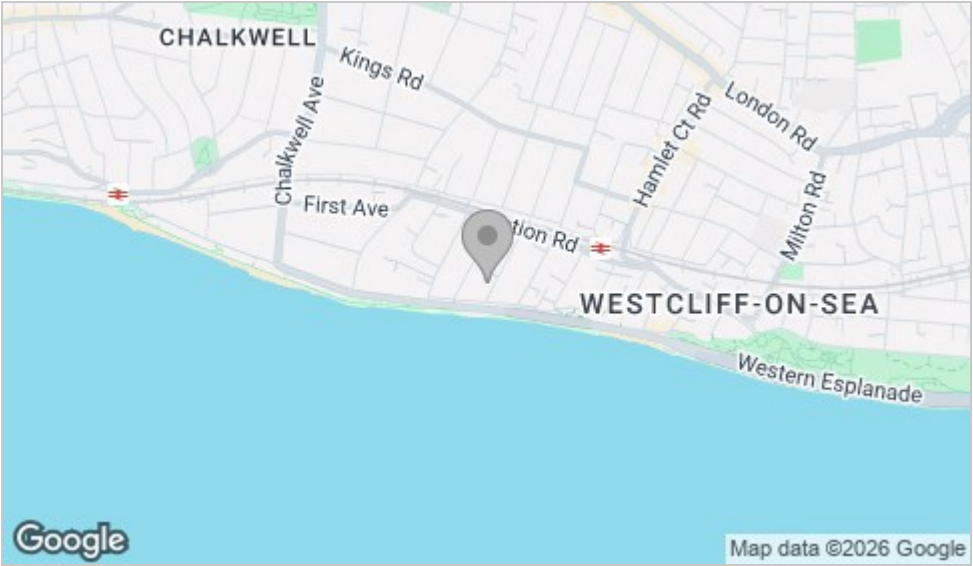
Council tax band: A



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 firms 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

