



* THREE WELL PRESENTED APARTMENTS * INVESTMENT OPPORTUNITY * INCREDIBLE SEAFRONT LOCATION WITH SEA VIEWS * SOUGHT-AFTER CONSERVATION AREA * BOTH TRAIN LINES TO LONDON AND HIGH STREET & SOUTHEM AIRPORT NEARBY * Bear Estate Agents are proud to offer this exceptional freehold block of three substantial apartments, enviably positioned on the ever-popular Clifftown Parade and enjoying stunning panoramic sea and estuary views.

Arranged across the ground, first and top floors, the property offers approximately 3,750 sq ft of accommodation in total, with each apartment providing generous living space and an enviable position close to Southend's seaford. Basement Apartment not included.

The property is being sold freehold, with each individual apartment benefiting from a 99-year lease, making this an exciting opportunity for investors looking to acquire a great investment in a highly sought-after location.

Clifftown Parade is ideally positioned within the desirable Clifftown Conservation area of Southend-on-Sea, offering fantastic access to the seaford, Cliff Gardens, both train lines servicing London and Southend City Centre and Airport. A wide variety of shops, restaurants, bars and leisure facilities are within easy reach, alongside excellent transport links and a vibrant seaford location.

Clifftown Parade

Southend-On-Sea

£750,000

Offers In Excess Of

- Freehold Block Of Three Seaford Apartments
- Excellent Commercial Opportunity
- Walking Distance All Southend Has to Offer
- First Floor Flat x 2 Bed
- Incredible Estuary Views
- Newly Renovated Block
- Parking Permits Available
- Ground Floor Flat x 1 Bed
- Second Floor Apartment x 2 Beds
- Huge Amount of Period Character



Clifftown Parade



Ground Floor

Communal Entrance Hallway - Stairs to the first floor.

Entrance Hallway - 7'7 x 3'6

Living Room 15'10 x 11'5

Kitchen/Diner 8'2 x 8'6

Bedroom One - 10'11 x 12'6

Jack & Jill Bathroom/Wc - N/A

Parking - There is residents permit parking available for £60 per annum.

Agents Note - The lease on completion will be 199 years with a ground rent of £1 per annum. Service charge tbc.

First Floor Apartment

Communal Entrance Hallway - Stairs to the first floor.

Entrance Hallway -

Living Room 13'7 X 11'1

Kitchen/Diner 11'1 X 7'4

Bedroom One 10'6 X 8'6

Bedroom Two 7'4 X 6'5

Bathroom/Wc 7'2 X 4'9

Parking - There is residents permit parking available for £60 per annum.

Agents Note - The lease on completion will be 199 years with a ground rent of £1 per annum. Service charge tbc.

Second Floor Apartment

Entrance Hall - Lantern Windows Above

Bedroom - 6'10 x 10'11

Main Bathroom - 7'1 x 5'1

Lounge/Diner & Balcony with Sea Views - 13'11 x 11'11

Kitchen - 11'2 x 7'8

Bedroom Two - 11'2 x 9'1

Parking - There is residents permit parking available for £60 per annum.

Agents Note - The lease on completion will be 199 years with a ground rent of £1 per annum. Service charge tbc.

Rental Figures

Top Floor - £1400 PCM

First Floor - £1250 PCM

Ground Floor - £1100

Agents Notes

Whilst every care is taken to ensure that these particulars are up to date including GDV's and figures calculated, buyers are advised to make their own enquires and research.

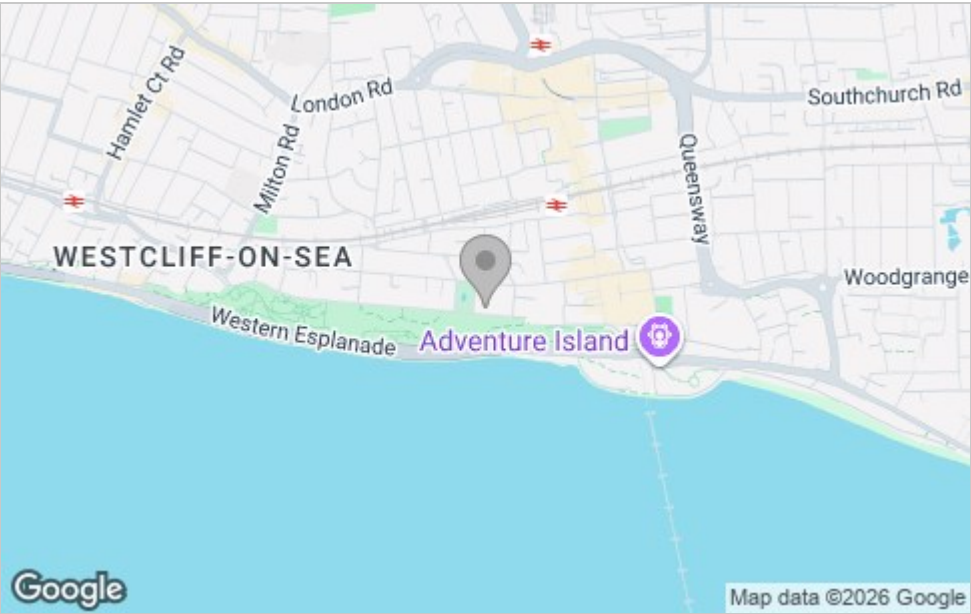
A full break down of expenses, fees and outgoings involved will vary dependant on the buyer circumstances and all calculations should be carried out and confirmed by interested parties as part of their Due-Diligence process.



Floor Plan



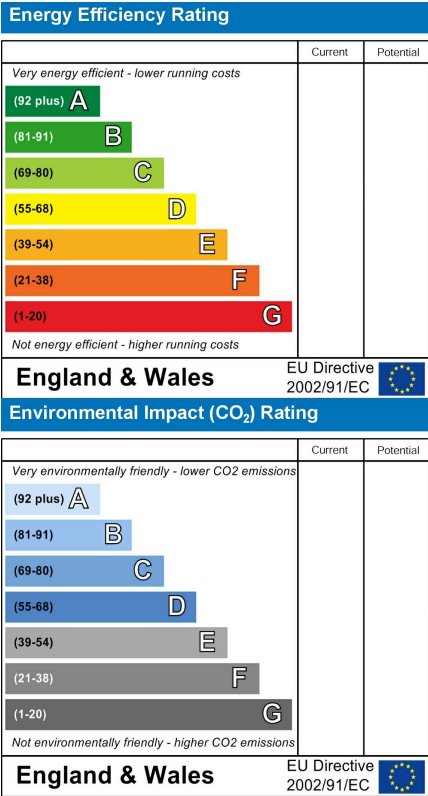
Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.

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