



Westcliff Parade | | Westcliff-on-Sea | SS0 7QZ

Guide Price £500,000

**bear**  
*Estate Agents*

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\* £500,000 - £550,000 \* Share of Freehold \* Sea Views \* Bear Estate Agents are delighted to present this two bedroom third floor coastal apartment, positioned on the prestigious Westcliff Parade. Offering breathtaking sea views across the estuary and over the picturesque Southend Cliff Gardens, this well-proportioned flat boasts generous living space, two bathrooms, a private balcony, a garage and communal parking — the ideal residence for downsizers, professionals, or those seeking a serene seaside lifestyle.

- Share of Freehold Coastal Third Floor Flat with Stunning Sea Views
- Large South Facing Lounge/Diner with Access to a Balcony
- Two Double Bedrooms with Built-In Wardrobes
- Double Glazing and Gas Central Heating
- Moments from Cliffs Pavilion, Seafront, Cliff Gardens and Amenities
- Situated Adjacent to Clifftown Conservation Area
- Private Balcony with Impressive Estuary and Cliff Gardens Views
- Ensuite Shower Room and a Separate Shower Room
- Private Garage plus access to Communal Off-Street Parking
- Close To Bus Links, London Road, City Centre and Train Stations





A communal entrance provides lift access up to the third floor. Upon entering the property, a welcoming entrance hall provides built-in storage, leading to a bright and spacious south facing lounge/diner with direct access to a private balcony, presenting impressive sea views across the Thames Estuary and Kent coastline, perfect for relaxation or outdoor dining. There is a separate fitted kitchen, while the sleeping accommodation comprises two double bedrooms, both with built-in wardrobes. The master bedroom further benefits from its own ensuite shower room, complemented by a three piece shower room accessed from the hall. Externally, the property includes communal off-street parking and a garage, adding excellent convenience for residents. The home also benefits from double glazing and gas central heating throughout.

This enviable location places you just moments from the Clifftown Conservation Area, Cliffs Pavilion Theatre, the seafront, and the stunning Cliff Gardens. Westcliff Parade offers a peaceful and scenic setting with amenities, cafés, restaurants, bus links, London Road, and Southend's vibrant city centre all within easy reach. Both Southend Central and Westcliff Train Stations are nearby, providing direct access into London, making this an ideal coastal home with excellent commuter connections.

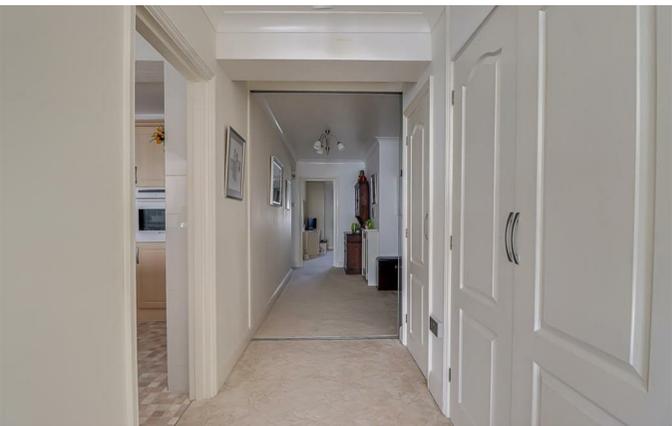
### **Two Bedroom Third Floor Flat**

#### **Entrance Hall**

13'8 x 7'2 (4.17m x 2.18m)

#### **Lounge/Diner**

16'8 x 15'6 (5.08m x 4.72m)



## Balcony

## Kitchen

11'6 x 9'6 (3.51m x 2.90m)

## Bedroom One

13'4 x 12'0 (4.06m x 3.66m)

## Ensuite

## Bedroom Two

13'4 x 9'10 (4.06m x 3.00m)

## Shower Room

## Garage

## Communal Off-Street Parking





84.1 sq m. (905 sq.ft.) approx.

**bedgear**

TOTAL FLOOR AREA: 84.1 sq m. (905 sq.ft.) approx.

Weed energy ratings has been made to ensure the accuracy of the figures contained herein. Measurements of areas, boundaries, floors and any other items have been taken to the best of our ability. It is for your own consideration and use only. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown here are not intended to be guaranteed as to their condition or efficiency and no guarantee is given. Great wall Developments (2023)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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