

## Second Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

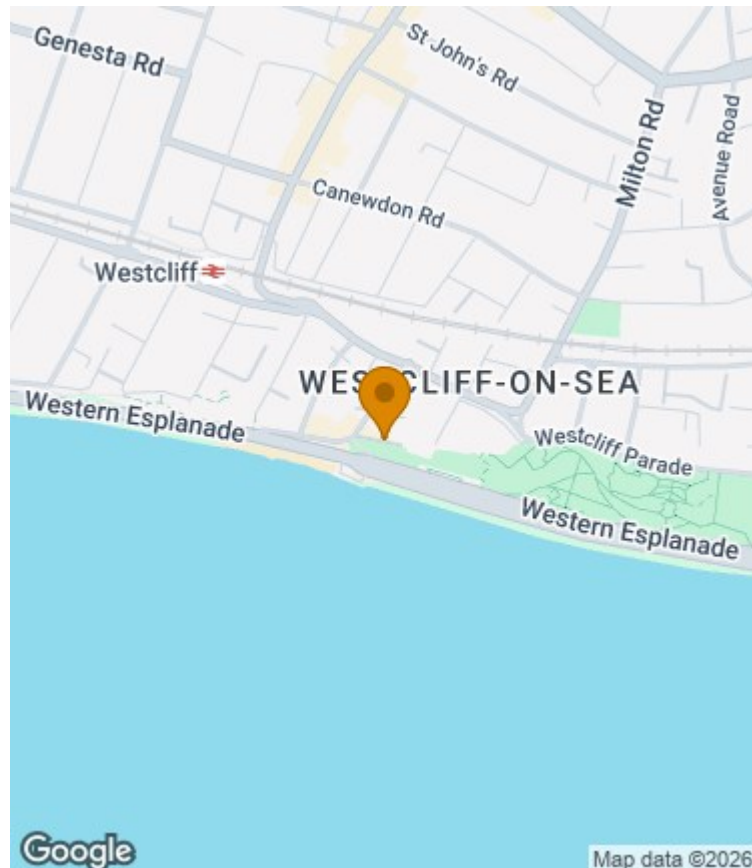
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	63
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact our Sales & Letting Office on 017027 10555 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 guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 representations



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
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PANORAMIC SEAVIEWS  
SHARE OF FREEHOLD  
LIFT ACCESS  
COMMUNAL LOUNGE

OVER 55'S RETIREMENT APARTMENT  
ALLOCATED PARKING SPACE  
CLOSE TO TRAIN STATION  
NO ONWARD CHAIN

**Shorefield Gardens, Westcliff-On-Sea**  
**Guide Price**  
**£180,000**



Overlooking the Westcliff sea front is Cliff House retirement complex containing this well presented second floor (with lift access) retirement apartment for the over 55's. With panoramic estuary views this one double bedroom apartment offers an open plan kitchen/lounge, shower room and storage cupboards in the entrance hallway. The property also comes with an allocated parking space to the rear as well as use of the communal lounge, garden and laundry. Internal inspection is advise as to appreciate what this property truly has to offer. Call our office to arrange your viewing

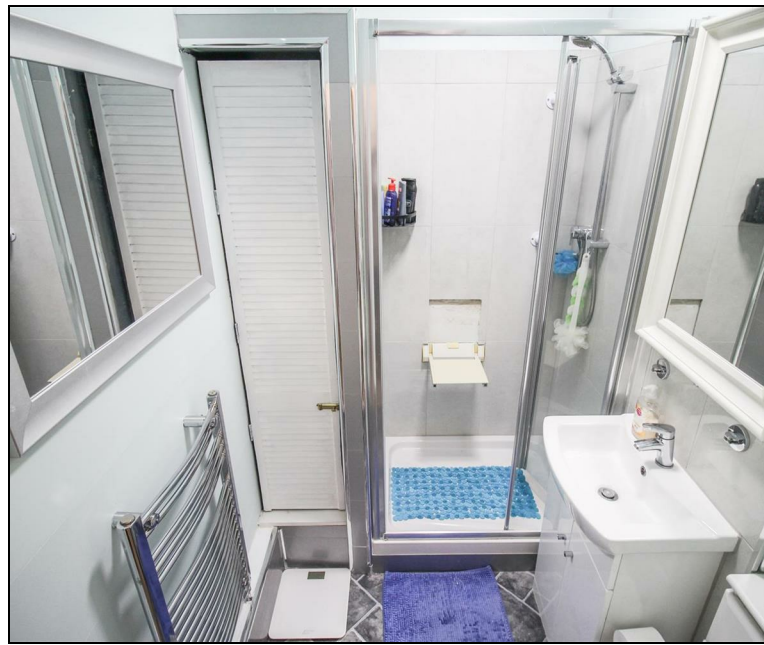
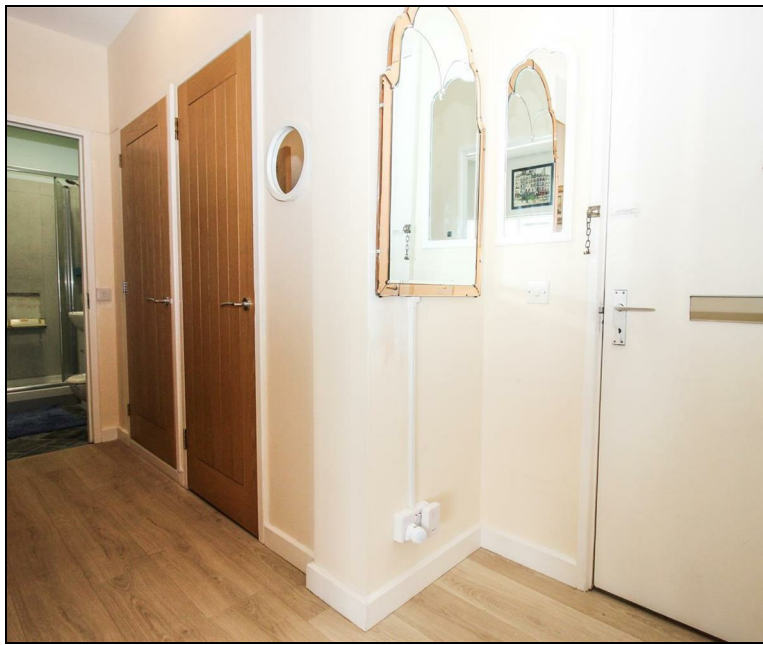
 1  1  1  D Council Tax Band : B



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Turner Sales & Lettings



HALLWAY

KITCHEN/LOUNGE  
15'4" > 9'8" x 12'11" > 9'1"

BEDROOM  
13'6" x 9'6"

SHOWER ROOM  
6'7" x 4'8"

COMMUNAL LOUNGE

COMMUNAL GARDEN

ALLOCATED PARKING  
SPACE TO REAR

AGENTS NOTES



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

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