



# FOR SALE

## Westcliff Parade, Westcliff-On-Sea SS0 7QQ

Offers In Excess Of £275,000   Leasehold   Council Tax Band 9   25.00 sq ft

- Eighth Floor Three Bedroom Apartment
- Two Balconies
- Three Double Bedrooms
- Fitted Kitchen With Integrated Appliances
- Gorgeous Estuary Views
- Ample Storage Space Throughout
- Long Lease Remaining
- Lift and Stairs Access
- Walking Distance To Westcliff On Sea Station
- Range Of Local Amenities Nearby

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

WOULD YOU APPRECIATE AMAZING VIEWS EVERYDAY?

Welcome to Westcliff Parade, a large three bedroom apartment located on the eight floor of a souh after development. Offering three double bedrooms, spacious lounge, two balconies, fitted kitchen with integrated appliances and bathroom this property is a must see if you love to be beside the seaside!

Located on Westcliff Parade you are within a central location for local amenities, restaurants and some fantastic ice cream shops! You are also within a short walk to Westcliff On Sea Station where you have direct access into the city.

With two balconies you have the added luxury of stunning sea views perfect to enjoy within the warmer month. If you are looking for a new home, give us a call now to arrange!

### Entrance

Communal secure entrance lobby, communal stairs and two lifts, private door into;

### Hallway

Private door to entry, storage heater, large airing cupboard housing water tank, cupboard housing fuse board. ceiling mounted lighting.

### Lounge

15'5 x 14'9 (4.70m x 4.50m)  
Large aluminium framed double glazed sliding doors to balcony, electric storage heater, ceiling mounted lighting.

### Kitchen

11'3 x 8'1 (3.43m x 2.46m)  
Vinyl flooring, base and wall units, rolltop work surface incorporating stainless steel sink & drainer, partially tiled splashbacks, integrated fridge/freezer, integrated double oven with four burner induction hob, integrated dishwasher, double glazed windows to front aspect, integrated washing machine, ceiling mounted lighting.

### Bedroom 1

16'0 x 8'3 (4.88m x 2.51m )  
Secondary glazed sliding doors leading to balcony aspect offering stunning sea views, electric storage heaters fitted wardrobes, ceiling mounted lighting.

### Bedroom 2

12'11 8'9 (3.94m 2.67m)  
Secondary glazed windows offering stunning estuary views, electric storage heaters, fitted wardrobes, ceiling mounted lighting.

### Bathroom

Vinyl flooring, partially tiled walls, hand basin with vanity unit, walk in shower cubicle, wall mirror with lights, spotlight lighting.

### Bedroom 3

15'6 x 9'9 (4.72m x 2.97m)  
Double glazed window offering sea views, electric storage heater, ceiling mounted lighting.

### W/C

Vinyl flooring, partially tiled walls, W/C, wall mounted mirror, ceiling mounted lighting.

### Balcony

Dual Balconies offering gorgeous sea views.

### Garage

Allocated garage, up and over door.

### Tenure

Leasehold  
949 Years Remaining  
£22.50 Ground Rent Per Annum  
£2,352 Service Charge Per Annum

### Parking

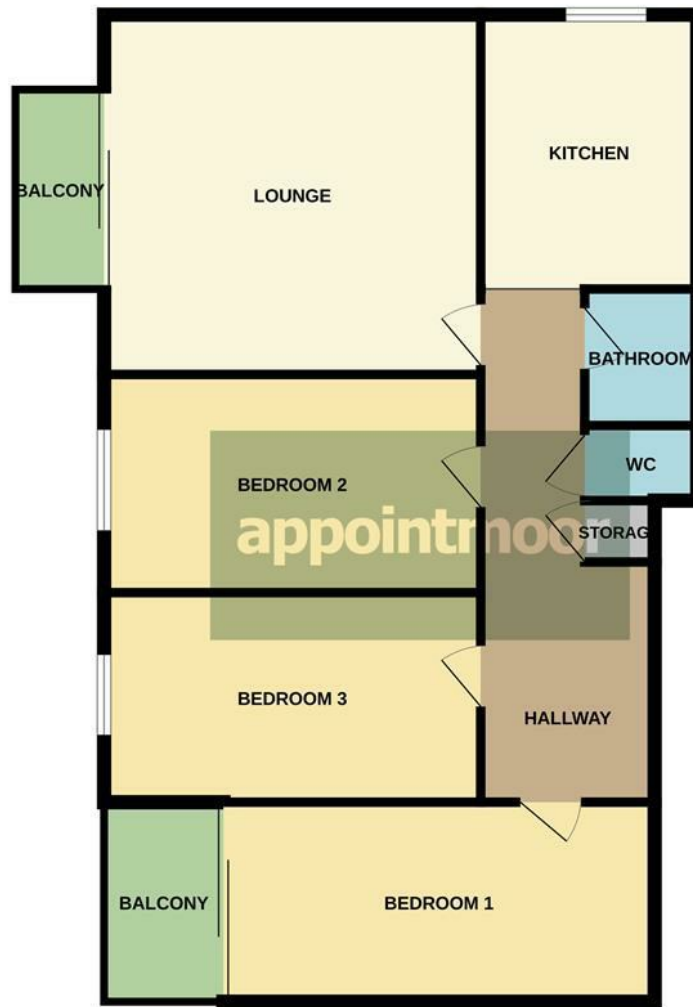
First come first serve parking or on street permit parking.

### School Catchments

St Bernard's High School  
Barons Court Primary School and Nursery  
St Helen's Catholic Primary School







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	81

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

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