



FOR SALE

Clifftown Parade, Southend-On-Sea SS1 1DL

Offers Over £350,000 Leasehold - Share of Freehold Council Tax Band - D

882.65 sq ft

- Stunning Split-Level Two Bedroom Second Floor Apartment
- Breath-Taking Panoramic Sea Views From Balcony And Kitchen
- Spacious Double Bedrooms With Ample Room For Furniture
- Stylish Modern Kitchen With Integrated Appliances
- Private Allocated Garage Located To The Rear
- Walking Distance To Southend Central Station And Seafront
- Three Piece Suite Bathroom
- Large Lounge With Plenty Of Natural Light
- Multiple Convenient Storage Cupboards
- Close To Cliffs Pavilion, Cafés, Restaurants & Beachfront Amenities

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

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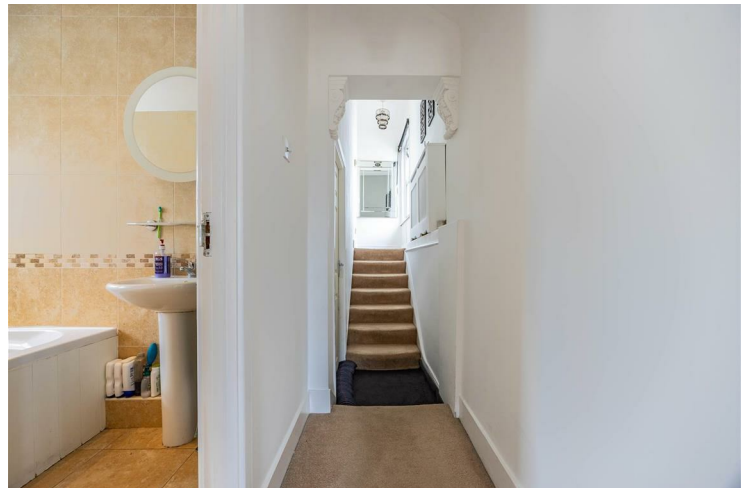
Description

Discover a beautifully presented split-level, second floor apartment where character meets comfort, offering panoramic sea views and a thoughtfully designed layout. From the sunlit lounge and private balcony to the elegant and spacious bedrooms, every detail of this home is crafted for relaxed coastal living.

Set within an attractive period building with charming white balconies and maintained communal areas, this property also includes a valuable allocated garage at the rear. The front gardens and curb appeal elevate its desirability, making it as attractive outside as it is inside.

Perfectly positioned just steps from the Cliff Gardens, beach and a range of seafront amenities, this apartment combines peaceful surroundings with everyday convenience. Whether commuting, enjoying a night at the theatre, or strolling to your favourite café, you'll find everything within easy reach of your doorstep with peaceful surroundings.





Measurements

Lounge
13'0 x 13'3 x 14'3 (3.98m x 4.05m x 4.35m into recess)
Kitchen
9'9 x 5'11 (2.98m x 1.82m)
Bedroom 1
14'2 x 13'1 x 12'1 (4.33m x 4.00m x 3.92m into recess)
Bedroom 2
11'7 x 10'8 (3.54m x 3.27m)
Bathroom
8'3 x 4'7 (2.52m x 1.42m)
Hallway
18'9 x 2'7 (5.74m x 0.79m)
6'2 x 2'10 (1.88m x 0.88m)
6'2 x 2'4 (1.90m x 0.72m)

Interior

Step into a home full of character, beginning with a charming split-level entrance that sets the tone for this unique apartment. To the right, the spacious second bedroom is flooded with natural light, creating a calm and welcoming atmosphere. The bathroom is adjacent, both practical and stylish, complete with bath and overhead shower, W/C and hand basin. A short flight of stairs to the left leads you to the main living space and heart of the home. The naturally lit lounge opens directly onto a private balcony, where sweeping sea views and green surroundings create the perfect backdrop for your morning coffee and provide breath-taking sunset hues in the evening. Adjacent to the lounge is the generously sized first bedroom, offering ample space for furniture and personal touches. The sleek, modern kitchen is beautifully styled in a black and cream colour palette, featuring an integrated oven and four-point gas hob. As you cook, soak in stunning sea views from your kitchen window – a rare and delightful perk that turns every meal into a moment to savour.

Exterior

Beyond the apartment's interior, the building itself exudes timeless elegance. With beautifully maintained communal areas that echo

period charm, the property has an inviting presence from the moment you arrive. White decorative balconies and tidy front gardens enhance the curb appeal, giving the building a sophisticated yet welcoming look. To the rear of the property, a private allocated garage adds incredible value – a practical addition that makes day-to-day life more convenient. The well-kept grounds reflect a sense of community and care, completing the overall appeal of this wonderful seaside residence.

Location

Nestled in one of Southend's most sought after coastal positions, this home offers panoramic sea views and unrivalled access to local amenities. Located just above the main seafront, it's only a short walk to cafés, restaurants and the beach – easily accessible via the picturesque Cliff Gardens walkway located just across the road. Commuters will appreciate being within walking distance of Southend Central Station, offering direct links to London. For those who enjoy entertainment or seaside fun, Cliffs Pavilion Theatre and the vibrant amusement arcades are nearby. Within walking distance into Southend City centre for retail and food shop offerings, there's always somewhere to go and something to do. Whether it's peaceful ocean views or lively entertainment you're after, this location delivers it all.

School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery
Southchurch High School

Tenure

Leasehold With Share Of Freehold
Years remaining: 145 years
Annual service charge: £2400







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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	67
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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