





SAN REMO PARADE

WESTCLIFF-ON-SEA, SS0 7RD

GUIDE PRICE £230,000

FREEHOLD

** NO ONWARD CHAIN - SIMPLY SENSATIONAL SEA VIEWS - TWO BEDROOM 1ST FLOOR FLAT WITHIN A PRIME POSITION CLOSE TO MAJOR RAIL LINKS & A POPULAR SHOPPING PARADE - 1/3 SHARE OF FREEHOLD - GUIDE PRICE £230,000-£250,000 **

RP&C.

RICKY, PLANT & CHEN-PORTER

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• 1/3 Share of the Freehold • Elevated apartment with stunning sea views and private loft space • Two double bedrooms (one with sea views) • Lounge with feature bay window and sea views • Fitted kitchen & shower room/WC • Feature high ceilings throughout • Double glazed & gas central heating • Residents on street permit parking • Great location close to the seafront, major rail links & popular shopping facilities • Reasonable service charges & no ground rent





RP&C Estate Agents are delighted to offer for sale this exceptionally spacious and characterful first and second floor apartment, perfectly positioned within one of Westcliff's most desirable coastal locations, moments from the iconic clifftop walks and enjoying truly breath taking panoramic estuary views.

Occupying an impressive position within the building, this grand apartment boasts high ceilings throughout, creating a wonderful sense of space and elegance. The accommodation is approached via a generous split-level landing and comprises two well-proportioned bedrooms, with the principal bedroom benefitting from stunning sea views. The impressive living room is a real highlight of the home, enjoying magnificent near 180-degree panoramic views across the estuary, providing an everchanging coastal backdrop throughout the day.

Further accommodation includes a spacious fitted kitchen, a modern shower room, gas central heating and double glazing throughout.

Externally, the property is ideally situated within easy reach of Westcliff's vibrant seafront, popular cafés, bars and restaurants, together with scenic coastal walks along the cliffs. Excellent transport links, nearby amenities and the lively atmosphere of the surrounding area make this a superb opportunity for owner occupiers, weekend retreat buyers or investors alike.

The property is offered with a 1/3 share of freehold and benefits from a reasonable service charge.

An internal viewing is highly recommended to fully appreciate the generous accommodation, character features and truly outstanding sea views on offer.

Entrance
Accessed through a communal front door on the first floor with stairs to:

Landing
Carpeted flooring, lighting and doors into:

Lounge (sea views) 14'11 x 11'7
A Bright and airy room benefiting from large bay sash window with a estuary view and a feature wall including a fireplace.

Kitchen (sea views) 14'9 x 10'6
A bright and airy room with integral oven, integral dishwasher, plumbing for a washer dryer. Benefitting from views over the estuary.

Bedroom One 12'11 x 11'9
Radiator and window to rear.

Bedroom Two (sea views) 10'8 x 7'0
10'8 x 7'0iews over the estuary.

Shower Room/WC
With tiled flooring, heated towel rail, shower, low level w/c and hand basin.

Agents Note

The property is being sold with a 1/3 share of the freehold. The service charge is approximately £100 per month.

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ADDITIONAL INFORMATION

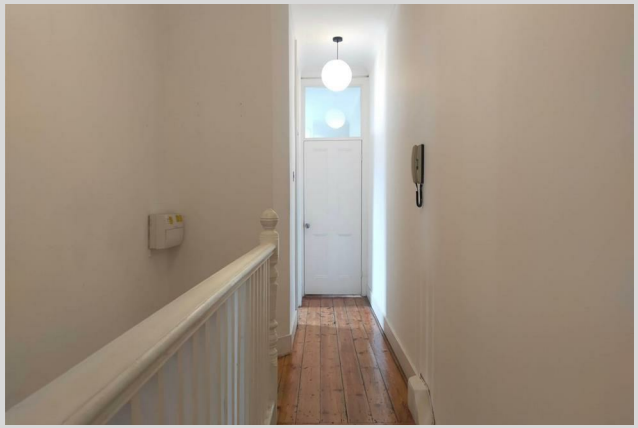
Local Authority – Southend

Council Tax – Band B

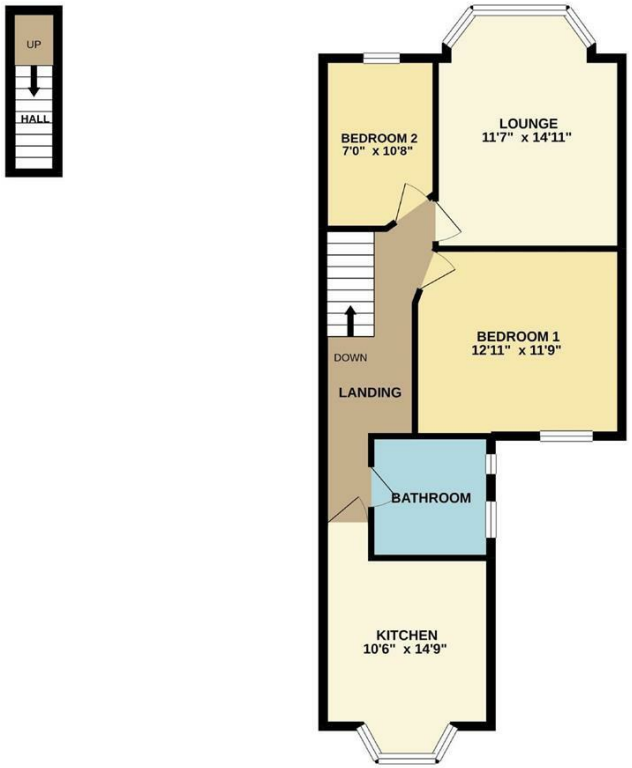
Viewings – By Appointment Only

Floor Area – 667.36 sq ft

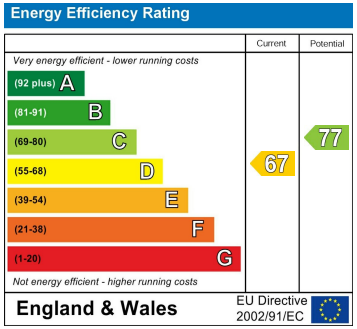
Tenure – Freehold











Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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