



Clifftown Shore, Southend-On-Sea

Offers Over £485,000

home.

Clifftown Shore

Western Esplanade

Southend-On-Sea
SS1 1FU



- Stunning Second Floor Apartment with Excellent Sea Views
- Large Wrap Around Balcony with West and South Sea Views
- Spacious and Bright Lounge
- Two Great Size Bedrooms - One with En-Suite
- Modern Open Plan Kitchen with Fitted Appliances
- Contemporary Bathroom
- Contemporary Stylish Design Throughout
- Well Maintained Communal Areas, Full Time Concierge & Communal Gym
- Allocated Space in the Secure Underground Car Park
- Wonderful Seafront Location Close to Southend Highstreet and Southend Central Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to present this stunning second-floor apartment located on the prestigious Western Esplanade in Southend-On-Sea. This modern flat is part of the iconic Clifftown Shore development, offering a blend of contemporary living and stunning coastal views.

The apartment boasts two generously sized bedrooms, one of which features a stylish en suite bathroom, perfect for added privacy and convenience. The family bathroom is equally modern, ensuring comfort for all residents and guests. The heart of the home is the lovely open-plan kitchen, equipped with high-end appliances, seamlessly flowing into the inviting lounge area. Large windows and doors lead out to a spacious wrap-around balcony, where you can enjoy breath-taking views of the sea, making it an ideal spot for relaxation or entertaining.

Residents will appreciate the well-maintained communal areas, which include a full-time concierge service and a communal gym, providing both security and convenience. Additionally, the property comes with an allocated parking space in the secure underground car park, a valuable feature in this sought-after location.

Situated along the vibrant Southend seafront, this apartment is conveniently close to Southend Central train station, offering easy access to London and beyond. This property is perfect for those seeking a modern lifestyle by the sea, combining luxury, comfort, and an enviable location. Don't miss the opportunity to make this stunning apartment your new home.

Accommodation Comprises

The building is approached via secure communal entrance doors into communal hallway with concierge and stairs and lift to all floors. Composite wooden door leading to:

Entrance Hall

Wood effect laminate flooring, wall panelling, video phone entry system, spotlighting, large storage cupboard housing water tank, positive airflow ventilation system unit (App controlled) and space and plumbing for a washing machine. Doors to:

Open Plan Kitchen/Lounge

Kitchen Area

9'2 x 8'8

Wood effect laminate flooring, skirting, spotlighting, positive airflow ventilation system, double glazed window and double glazed patio door both to side aspect leading to the balcony. The kitchen is fitted to include a range of base units with Quartz worksurface and Quartz splashback, matching eye level wall mounted units, inset sink with mixer tap,

integrated Bosch microwave, integrated Bosch oven and four ring Bosch induction hob with extractor over, integrated Blaupunkt fridge freezer and dishwasher, integrated wine fridge.

Lounge Area

13'6 x 12'8

Continuation of wood effect laminate flooring, skirting, wall panelling, spotlighting, positive airflow ventilation system, double glazed sliding door to the rear aspect leading to the balcony plus a further double glazed sliding door to the side aspect, electric radiator.

Balcony

35'3 x 23'5

Wrap around balcony offering excellent south and west facing estuary views with wood effect composite decking and glass balustrade, external spotlighting,

Bedroom One

18'2 x 10'7

Carpeted, skirting, electric radiator, ceiling light, positive airflow ventilation

system, two double glazed windows to the rear aspect with shutters, fitted wardrobe with sliding doors, spotlight. Door to:

En-Suite

7'5 x 5'1

Marble effect tiled flooring and matching skirting, spotlighting, positive airflow ventilation system, walk-in tiled shower cubicle with Rainfall shower, mirrored vanity unit with sensor lighting, wash hand basin with vanity unit with lighting, wash hand basin with mixer tap, low level WC, electric heated towel rail.

Bedroom Two

9'2 x 7'5

Carpeted, skirting, ceiling light, electric heated towel rail, positive airflow ventilation system, two double glazed windows to the side aspect and double glazed patio door leading to the balcony, electric heater.

Bathroom

7'5 x 5'1

Marble effect tiled flooring and matching skirting, spotlighting, positive





airflow ventilation system, tiled panelled bath with shower attachment and Rainfall shower, mirrored vanity unit with sensor lighting, low level WC, wash hand basin with mixer tap, electric heated towel rail.

Communal Area

Communal gym.

Parking

Allocated underground parking for one car.

Lease Information

Share of Freehold

Lease: 995 years remaining

Ground Rent £0

Service Charge £2,992 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





SECOND FLOOR
665 sq.ft. approx.



TOTAL FLOOR AREA : 665 sq.ft. approx.
Made with Metropix ©2026



Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. 665.00 sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: C

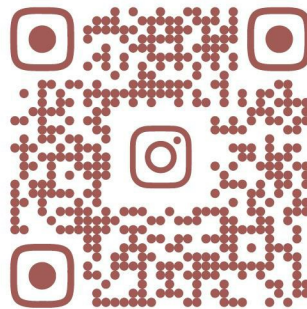
£485,000

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home.



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