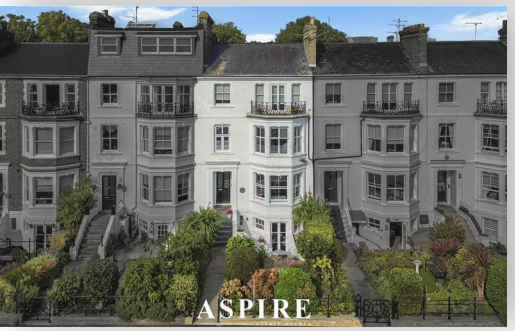
To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS









Clifftown Parade, Southend-On-Sea Guide price £325,000

*** GUIDE PRICE £325,000 - £350,000 ***
Aspire are delighted to present this beautifully appointed two-bedroom raised ground floor apartment, occupying an enviable position within Southend's highly regarded Clifftown Conservation Area and enjoying wonderful views across the estuary towards the Kent coastline.

Offered with NO ONWARD CHAIN, the property has undergone considerable improvement in recent years and provides an impressive combination of contemporary living and original period character.

The standout feature is undoubtedly the superb bay-fronted lounge where expansive windows flood the room with natural light while framing the far-reaching coastal outlook. Character features including stained-glass detailing and a feature fireplace add further charm and create an elegant principal living space.

The contemporary fitted kitchen has been thoughtfully designed with a range of integrated appliances including an oven, induction hob, dishwasher, fridge/freezer, washer/dryer and microwave together with the added convenience of an instant boiling water tap.

There are two bedrooms with the principal bedroom benefiting from bespoke floor-to-ceiling wardrobes, a feature fireplace and attractive stained-glass window.

The accommodation is completed by a luxurious shower room finished with stylish marble-effect tiling, a large walk-in rainfall shower and vanity storage together with a separate WC.

Positioned within one of Southend's most attractive conservation areas, the apartment is just moments from the seafront and Cliff Gardens while Southend City Centre, restaurants, shops and leisure facilities are all

Communal Entrance
An attractive communal entrance with character detailing leads into the building and provides access to the apartment.

Entrance Hallway
A welcoming and spacious entrance hallway with a large L-shaped storage cupboard and access to the principal accommodation.

Bay-Fronted Lounge
A superb principal reception room featuring an impressive sash-style bay window with captivating views across the estuary towards the Kent coastline. Character detailing includes stained-glass features, built-in display storage and a feature fireplace.

Kitchen
A beautifully presented contemporary kitchen fitted with a range of wall and base units and complementary work surfaces. Integrated appliances include an electric oven, induction hob, slimline dishwasher, fridge/freezer, washer/dryer and microwave together with a sink incorporating an instant boiling water tap.

Bedroom One
A well-proportioned principal bedroom with bespoke floor-to-ceiling wardrobes, feature fireplace and attractive stained-glass window.

Bedroom Two
A versatile second bedroom suitable for use as a guest room, nursery or home office.

Luxury Shower Room
A stylish contemporary shower room finished with marble-effect tiling and comprising a large walk-in rainfall shower, WC and vanity wash basin with storage. Chrome heated towel rail and airing cupboard housing the combination boiler.

Separate WC
Beautifully presented with a modern white suite, decorative tiling and useful wall-mounted storage.

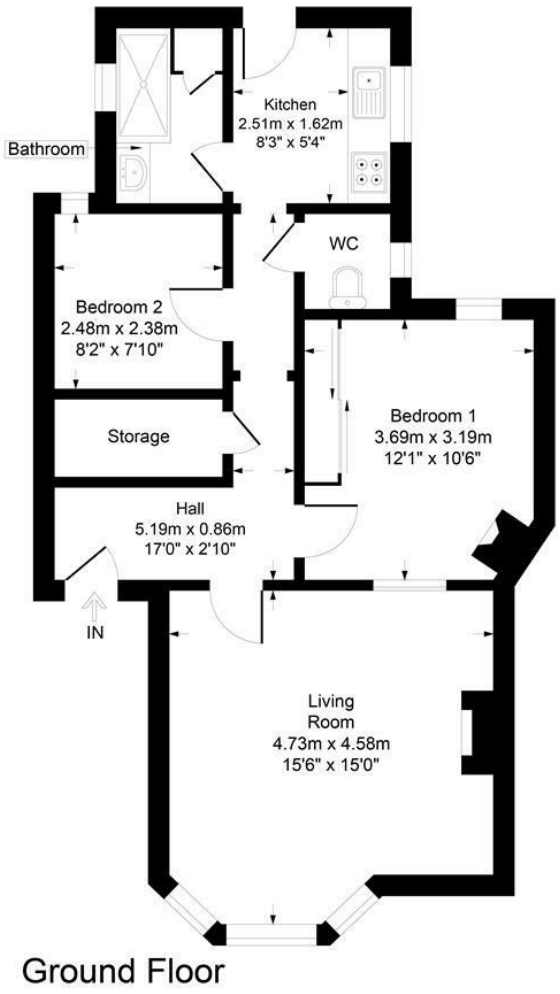
Agents Note
The property benefits from approximately 168 years remaining on the lease.

Ground rent: £150 per annum
Buildings insurance: £358.61 per annum

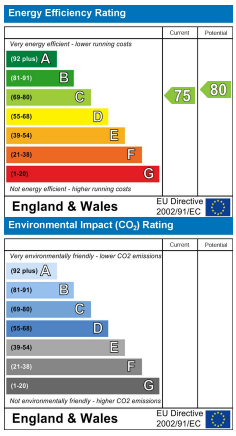
Residents' permit parking is available on surrounding streets.

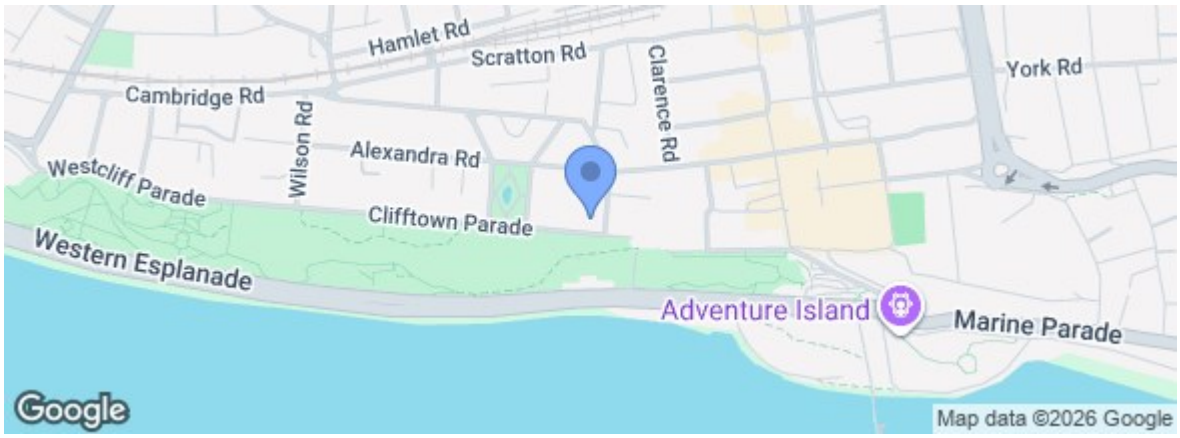
Flat 2 Southend

Approximate Gross Internal Floor Area = 62.8 sq m / 676 sq ft



Ground Floor





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