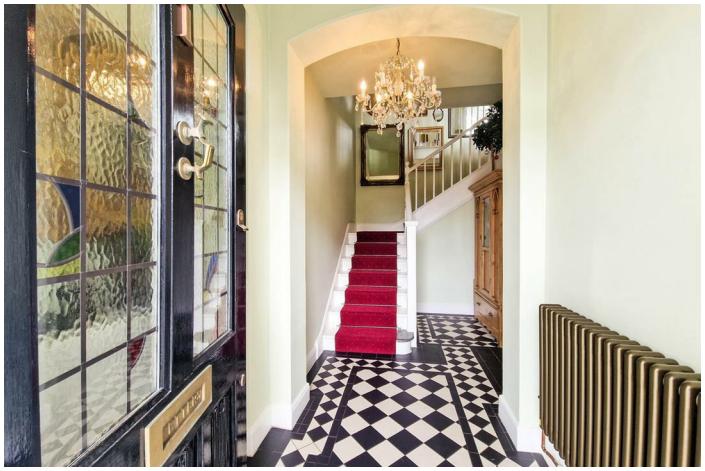






CLIFFTOWN PARADE

SOUTHEND-ON-SEA, SS1 1DP

GUIDE PRICE £650,000

LEASEHOLD - SHARE OF FREEHOLD

Guide Price: £650,000 - £675,000 SPECTACULAR DUPLEX APARTMENT WITH LONDON STYLE BELGRAVIA ELEGANCE IS LOCATED ON THE ICONIC CLIFFTOWN CONSERVATION AREA WITH FINE SEA VIEWS - THREE DOUBLE BEDROOMS, GRAND LIVING SPACES WITH FINE PERIOD FEATURES - EASY ACCESS TO MAJOR RAIL LINKS & THE CITY - TWO PARKING SPACES & 50% SHARE OF THE FREEHOLD **

RP&C.

RICKY, PLANT & CHEN-PORTER

CLIFFTOWN PARADE

• Simply stunning duplex apartment with wonderful sea views towards the Kent coastline • Self contained end of terrace building & spectacular attention to detail throughout • Three double bedrooms • Two reception rooms including a grand living room • Luxury kitchen, main four piece bathroom & en suite • Impressive period features throughout including high ceilings, sash windows and feature fireplaces • Private balcony and two off street parking spaces • 50% share of Freehold with right to manage (current lease 155 years) • Picturesque Clifftown Conservation area • Close to major rail links, city centre, shops & parks





RP&C Estate Agents are thrilled to bring to the market this truly exceptional duplex apartment, within this handsome end of terrace period property. You will enjoy some simply breath taking views across the Thames Estuary towards the Kent coastline.

From the moment you enter, it is immediately apparent that this is an apartment with genuine character, scale and presence. Offering an impressive blend of original period features and tasteful modern enhancements, the property provides the proportions and versatility of a substantial home, combined with an enviable position overlooking the Southend seafront.

Accessed via a welcoming original Victorian pathway leading to the private entrance with and reception hallway, the apartment immediately showcases its period credentials, with original doors, high ceilings, attractive quarry tiled flooring and an abundance of character throughout. Stairs rise to the principal living accommodation on the first floor.

The spacious lounge is undoubtedly one of the property's standout features, with a beautiful feature bay windows framing spectacular panoramic views across the estuary and towards the Kent coastline to the front and side aspects. The outlook provides an ever changing backdrop, from bright coastal mornings to spectacular sunsets, and gives the principal reception room an exceptional sense of space and tranquillity.

A separate dining room provides an elegant space for entertaining and family dining, while the kitchen has been thoughtfully modernised whilst retaining the character and charm of the original building. The kitchen incorporates a range of fitted units which are beautifully complimented with Marble worktops, integrated appliances and contemporary finishes, creating a practical yet sympathetic space which complements the period surroundings.

The upper floor provides three generously proportioned double bedrooms, making this an ideal home for families, professionals or those simply looking for a property with considerably more space than the average apartment.

The principal bedroom benefits from direct access to a private balcony, providing the perfect spot to sit and enjoy the stunning coastal outlook. Imagine starting the morning with a coffee overlooking the estuary or unwinding in the evening as the sun sets across the water, a truly special feature rarely found within this style of property.

A further bedroom benefits from its own en-suite facilities, while the accommodation is completed by a luxurious main bathroom, providing a beautifully appointed space for residents and guests alike.

Externally, the property benefits from two allocated parking spaces, a particularly valuable feature given the property's enviable seafront and town centre position. The apartment is also offered with a share of the freehold, whilst the current lease has approximately 155

years remaining.

Positioned on the highly regarded Clifftown Parade and Conservation area, the property enjoys an outstanding location within easy reach of Southend's iconic seafront, Cliff Gardens and the vibrant town centre. Southend Cliff Gardens are directly on the doorstep, offering beautifully maintained gardens and sweeping views across the Thames Estuary, whilst the famous Southend Pier, seafront attractions and Cliffs Pavilion are all within easy reach.

For commuters, Southend Central railway station is approximately 0.3 miles away, providing convenient c2c services, while Southend Victoria station is also within easy reach, offering Greater Anglia services towards London Liverpool Street.

The City centre provides an extensive range of shopping, restaurants, bars, cafés and leisure facilities, whilst the seafront offers miles of coastline, open spaces and recreational opportunities. The historic Clifftown area itself is renowned for its attractive period architecture and character, with Prittlewell Square Gardens, the seafront and the famous Cliff Lift all close by.

In our opinion, properties combining substantial accommodation, original period character, exceptional estuary views, a private balcony, two parking spaces and a share of the freehold are exceptionally rare.

An impressive and individual home in one of Southend's most desirable seafront positions, internal viewing is highly recommended to fully appreciate the space, character and truly spectacular outlook on offer.

Impressive Entrance Hall 13'8 x 7'5

Galleried Style Landing

Luxury Kitchen 10'9 x 8'5

Sitting Room 15'4 into bay x 12'5

Grand Lounge 23'7 x 15'7 into bay > 11'6

First Floor Landing
Stunning stained glass ceiling window.

Stunning Feature Bathroom 8'5 x 7'8

Bedroom One 15'3 x 11'5

Bedroom Two 15'1 reducing to 10'10 into bay x 10'3

En Suite Shower Room/WC 7'8 x 4'0

Bedroom Three 11'3 x 7'7

Parking
There are two parking spaces adjacent to the building.

Agents Note
50% Share Of Freehold. The current lease is 155 years.
Right To manage

CLIFFTOWN PARADE



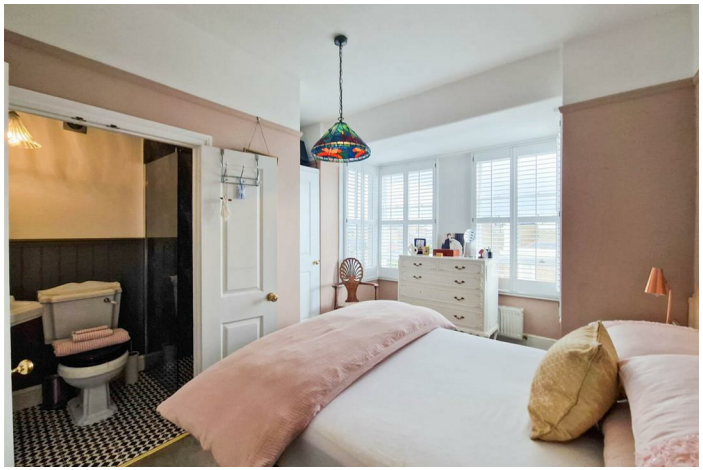












CLIFFTOWN PARADE

ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band E

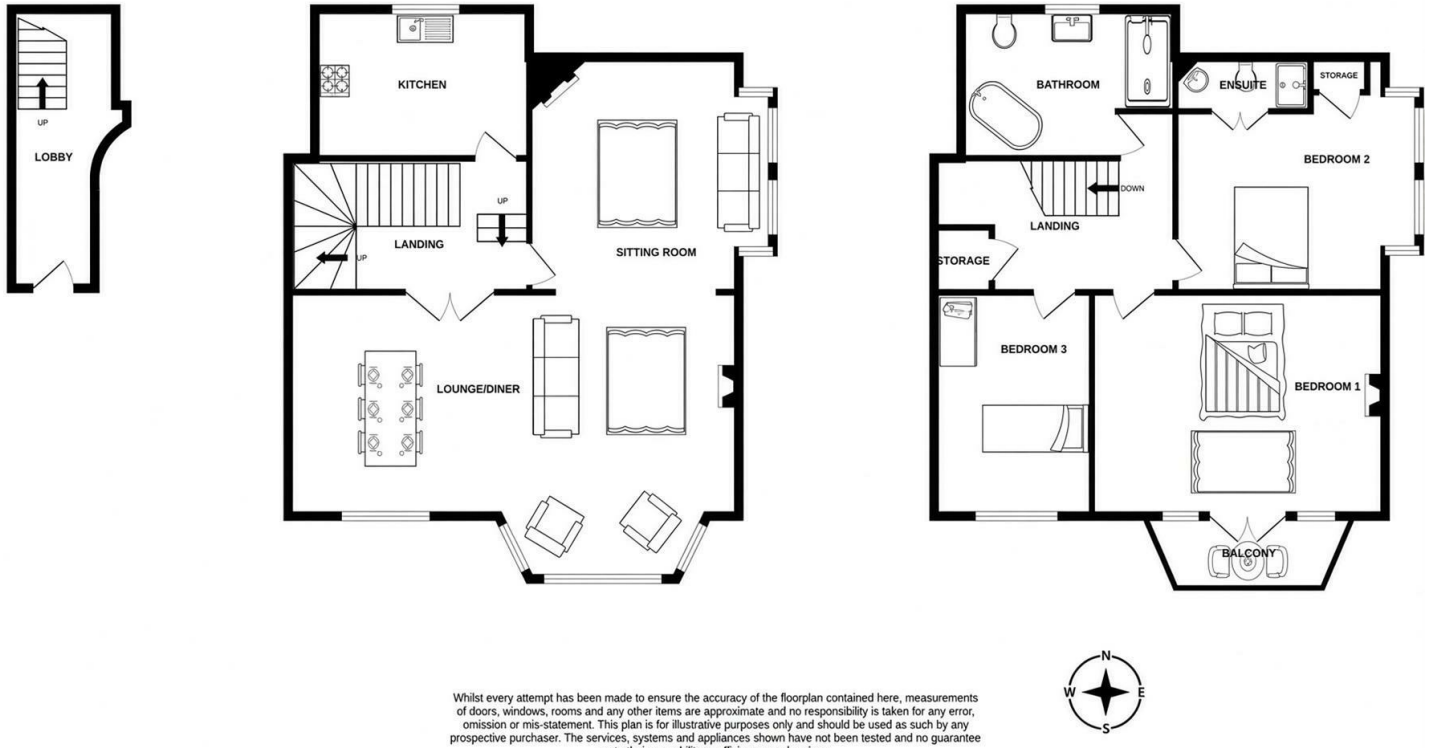
Viewings – By Appointment Only

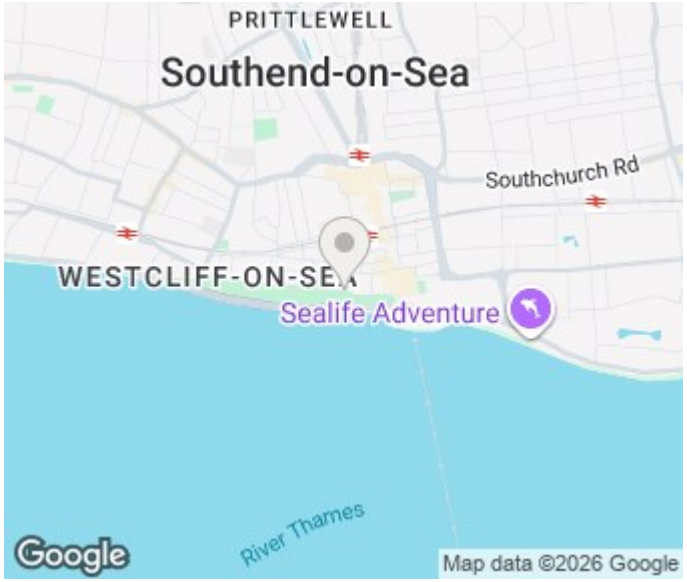
Floor Area – 1454.00 sq ft

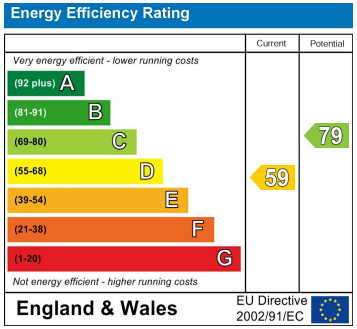
Tenure – Leasehold - Share of Freehold











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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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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