



FOR SALE

**Westcliff Parade,
Westcliff-On-Sea SS0 7QG**

Guide Price £290,000 Leasehold Council Tax Band - C

2  1  1  925.70 sq ft

- Spacious And Airy Two Bedroom Ground Floor Coastal Apartment
- Elegant Lounge/Diner With Ornamental Fireplace
- Gorgeous South-Facing Bay Window With Partial Sea Views
- Well-Arranged Kitchen With Integrated Appliances
- White Tiled Shower Room With Large Corner Shower
- Spacious Double Bedroom With Ample Wardrobe Space
- Versatile Second Bedroom Ideal As A Guest Room, Home Office Or Hobby Space
- Attractive Communal Gardens For Residents Enjoyment
- Walking Distance To Cliffs Pavilion & Shops At Hamlet Court Road
- Ideal Coastal Location Close To The Beach & Seafront

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

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Description

A bright, spacious and beautifully flowing home, this ground floor apartment immediately impresses with its welcoming hallway, generous lounge/diner with elegant south-facing bay window. Partial sea views, green outlooks and an ornamental fireplace create a refined coastal feel, while two versatile bedrooms, a well-equipped kitchen and serene shower room complete a wonderfully balanced interior.

****GUIDE PRICE £290,000 - £300,000****

The communal outside spaces provide an attractive extension of the home, with residents able to enjoy well-maintained gardens, seasonal flower displays and paved areas ideal for seating to the front. Whether relaxing in the sunshine, catching up with friends or simply enjoying the fresh coastal air, the setting offers charm, colour and sociable appeal.

Positioned on the sought-after road of Westcliff Parade, the property enjoys a delightful coastal lifestyle close to Westcliff Beach, the promenade, Cliffs Pavilion, Hamlet Court Road and Westcliff Station. With cafés, shops, restaurants, local parks including Chalkwell Park, and c2c services towards London Fenchurch Street nearby, this is a location that combines convenience with seaside charm.

Measurements

Lounge/Diner

5.40m x 5.22m into bay (17'8" x 17'11" into bay)

Kitchen

4.19m x 2.37m (13'8" x 7'9")

Hallway

1.14m x 6.78m 3.80 x 1.07m at widest points (3'8" x 22'2" 12'5" x 3'6" at widest points)

Bedroom 1

5.93m x 3.03m > 2.64m (19'5" x 9'11" > 8'7")

Bedroom 2

4.35m x 2.40m (14'3" x 7'10")

Bathroom

2.43m x 1.70m at widest points (7'11" x 5'6" at widest points)

Interior

From the moment you step inside, this spacious and airy ground floor apartment presents a wonderful sense of natural flow, with a welcoming hallway guiding you effortlessly through the home to each room. The layout feels calm, practical and well considered, creating an immediate impression of comfort and ease that will appeal to buyers seeking a home with both space and charm. The first room you arrive at is the impressive lounge/diner, a beautifully proportioned reception space designed for both relaxing and entertaining. A gorgeous south-facing bay window draws in generous natural light while framing partial sea views and leafy green outlooks, giving the room a bright coastal character. An ornamental fireplace adds a refined focal point, bringing elegance and warmth to the overall setting. The kitchen is both functional and well arranged, fully surrounded by a wealth of base and wall units that provide excellent storage. Integrated appliances help maintain a clean, streamlined finish, while a door from the kitchen leads directly out towards the communal garden area, adding a lovely sense of connection between the home and its outdoor surroundings. The first bedroom is a spacious double, offering plenty of room for wardrobes and additional furnishings without compromising the sense of openness. The second bedroom provides excellent versatility, working beautifully as a guest bedroom, peaceful home office, creative hobby room or reading space. Completing the accommodation is a serene shower room, finished in a fresh white colour scheme with a large corner shower, w/c and hand basin.

Exterior

The residents of St Johns Court enjoy access to attractive communal gardens,

offering a well-kept outdoor setting to enjoy throughout the seasons.

Beautiful flower displays bring colour and character to the grounds, creating a pleasant backdrop whether you are stepping outside for fresh air, enjoying a quiet moment or welcoming visiting friends and family. There is a convenient secure bike storage to the rear of the property for those residents that cycle. To the front of the building, paved communal areas provide further usable outside space, ideal for setting up chairs and enjoying the sunshine. This creates a sociable yet relaxed environment, perfect for a morning coffee, an afternoon catch-up or simply appreciating the coastal air and the charm of this established Westcliff Parade setting. The road directly outside the building is permitted, day parking permits can be purchased so that family and friends can park conveniently when they visit, or just a minute walk up the road, there are pay and display bays. The residents of the building can purchase annual parking permits for an approximate price of:

Location

Set along the desirable Westcliff Parade, St. Johns Court enjoys a superb coastal position close to Westcliff Beach and the seafront promenade, offering the appeal of seaside living with everyday convenience close at hand. Westcliff-on-Sea is known for its beach, palm-lined seafront and access to the Cliffs Pavilion theatre, with Chalkwell Park and Prittlewell Square Gardens also nearby for green open space and leisurely walks. The property is well placed for local amenities, with Hamlet Court Road offering a strong mix of independent shops, cafés, restaurants and everyday services. For commuters and those travelling further afield, Westcliff Station provides c2c rail services towards London Fenchurch Street, making the location particularly convenient for buyers wanting coastal surroundings without losing practical access into the capital. The home is also close to Southend's wider seafront attractions, restaurants, leisure facilities and town centre amenities.

Tenure

Leasehold

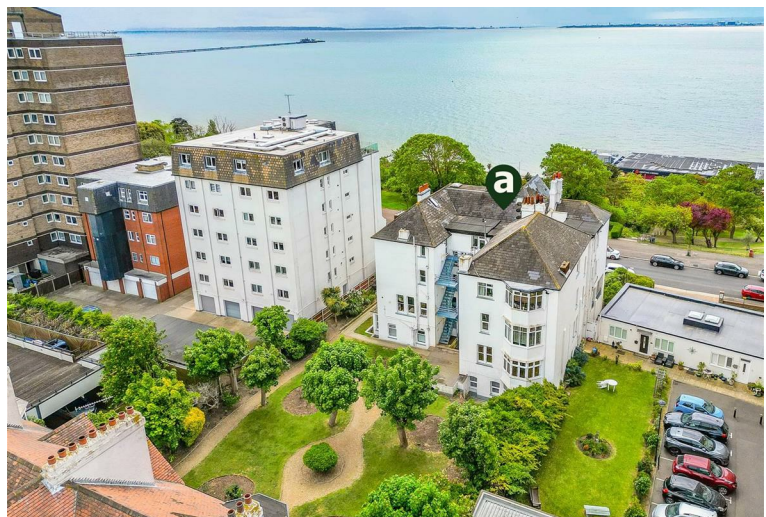
Years remaining: 137

Annual Ground Rent: £0

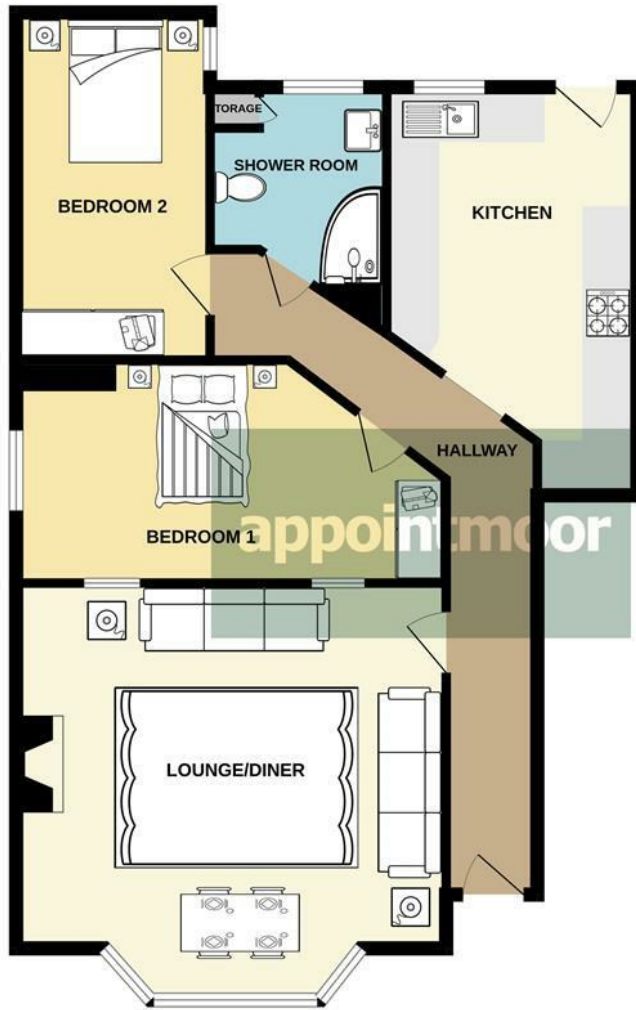
Annual Service Charge: Approximately £2200

Right To Manage





GROUND FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	77
England & Wales	EU Directive 2002/91/EC		

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

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

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