



\* No Onward Chain \* New lease on Completion \* This first floor flat offers charming accommodation in a highly sought-after seafront location, boasting a bay fronted lounge with beautiful sea views and a modern dual aspect kitchen. With two bedrooms, a contemporary bathroom and access to a communal garden, the property presents an ideal home for first-time buyers, downsizers or those seeking a coastal retreat.

- No Onward Chain
- Two Bedroom First Floor Flat
- Modern Integrated Dual Aspect Kitchen
- Double Bedroom with a Walk-in Wardrobe
- Part Double Glazing
- New Lease on Completion
- Large Bay Fronted Lounge with Sea Views
- Modern Three Piece Bathroom
- Communal Garden
- Gas Central Heating

## Westcliff Parade

Westcliff-on-Sea

**£375,000**



# Westcliff Parade



The property welcomes you into an entrance hall that leads to a bright and spacious bay fronted lounge showcasing superb sea views. A modern integrated dual aspect kitchen sits to the rear, complete with a breakfast bar for casual dining. There is a stylish three piece bathroom, boasting convenient storage above, a generous double bedroom featuring a walk-in wardrobe and a further double bedroom. Externally, the property enjoys use of a communal garden. Additional benefits include ample space saving storage solutions, high ceilings, modern cast iron radiator, solid wood flooring with soundproofing in the lounge, entrance hall and kitchen, part double glazing and gas central heating, ensuring comfort throughout the year.

Positioned within St Johns Court on Westcliff Parade, this home enjoys an enviable location just moments from the seafront, Southend Cliff Gardens and the renowned Cliffs Pavilion Theatre. Southend's vibrant city centre is within easy reach, offering shops, eateries and entertainment, while both Westcliff Train Station and Southend Central Train Station provides convenient access into London. The area is well-served by local bus routes and sits within catchment for Barons Court Primary School, Milton Hall Primary School and Nursery and Belfairs Academy.

## Entrance Hall

**Lounge**  
19'4 x 13'1

**Kitchen**  
13'0 x 9'3

**Bedroom One**  
15'0 x 13'0

**Walk-in Wardrobe**

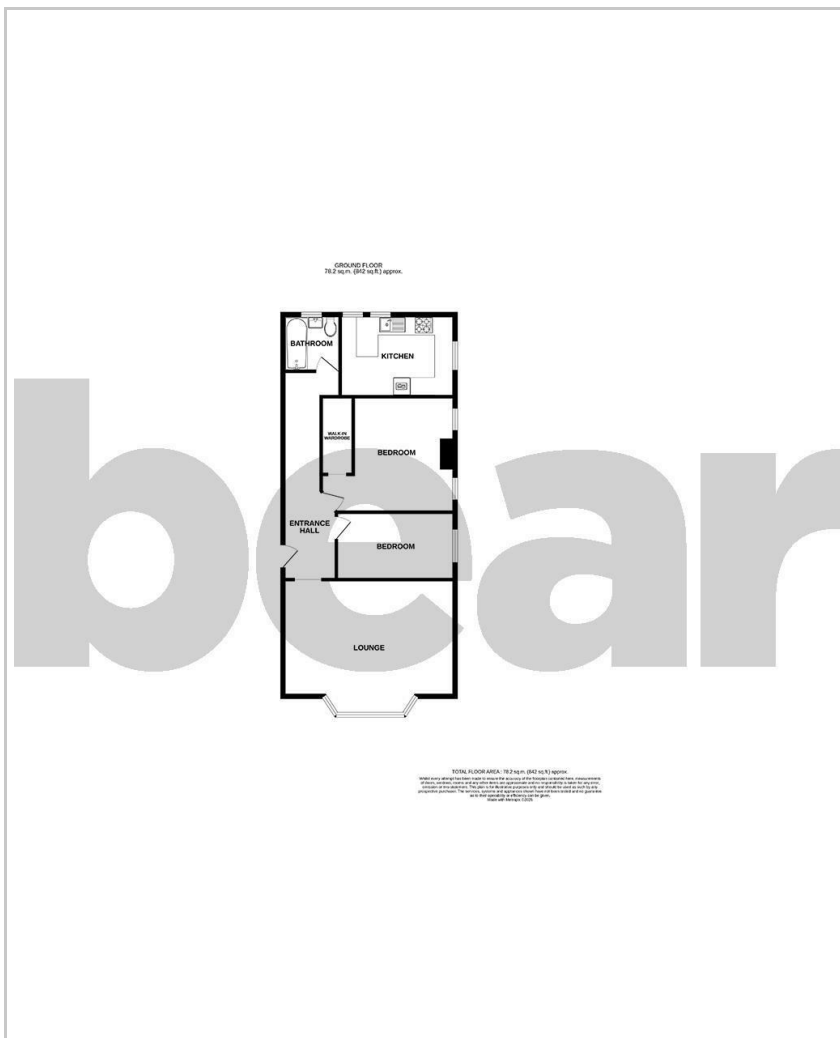
**Bedroom Two**  
13'4 x 7'7

**Bathroom**  
6'4 x 5'0

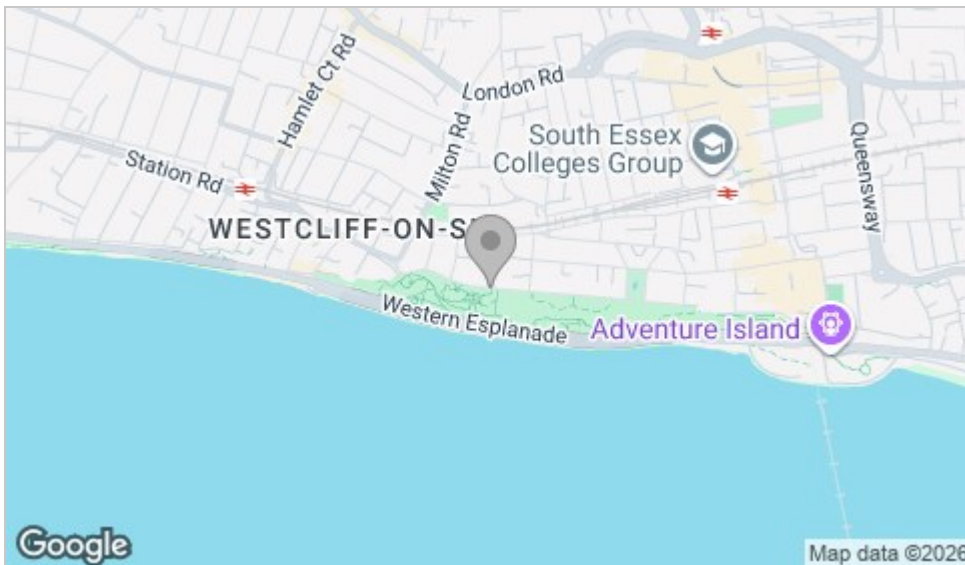
**Communal Garden**



## Floor Plan



## Area Map



## Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

