



Clifftown Parade, Southend-On-Sea

£535,000

home.

29 Clifftown Parade

Southend-On-Sea
SS1 1DL



- Super Stylish & Spacious Two Bedroom Apartment
- Two Bedrooms
- Clifftown Conservation Area
- Beautifully Maintained By The Current Owners
- Fabulous Views Over Clifftown Gardens & Towards The Thames Estuary
- Stunning Open Plan Lounge
- Kitchen & Dining Area With Wonderful South Facing Estuary Views
- Secure Shared Rear Garden
- Perfectly Positioned For The Cliffs, Southend Seafront
- Walking Distance Of Southend Central & Southend Victoria Mainline Stations

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 Of Leigh are delighted to offer for sale this super stylish and surprisingly spacious two bedroom first floor apartment which has been beautifully maintained by the current owners and boasts some fabulous views over Clifftown Gardens towards the Thames Estuary.

The accommodation comprises; spacious split level entrance hall, a stunning open plan lounge, kitchen & dining area with wonderful south facing estuary views, two great size double bedrooms with an en suite shower room to the master plus a principal modern bathroom suite.

Externally the property has access to a secure shared rear garden.

Located on Clifftown Parade in the heart of the Clifftown Conservation area in Southend on Sea, this super smart apartment is perfectly positioned to take advantage of the cliffs, Southend seafront along with the town centre and its array of shopping facilities. Southend Central railway station along with Southend Victoria are also within walking distance offering two separate lines into London.



Accommodation Comprises:

The property is approached via secure entry phone system into a communal hall with stairs leading to the first floor.

Entrance Hall:

18'4 x 3'9

A great size split level entrance hall with wood flooring, coved cornice to ceiling with access to loft space, three wall light points, cast iron effect radiator, doors to:

Open Plan Lounge & Kitchen/Diner:

28'11 x 15'4 (reducing to 14'3)

An impressive south facing room with two clearly defined areas as follows:

Lounge:

15'1 x 14'3

Double glazed sash bay window to front aspect with bespoke fitted plantation shutters and views towards the Thames Estuary, wood flooring, feature slatted wood vaulted ceiling, three wall light points, cast iron effect radiator, open to:

Kitchen/Diner:

15'4 x 14'7

Double glazed window to front aspect with bespoke fitted plantation shutters and estuary views. The Moylans kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of Marchetti stone work surfaces with cupboards and drawers beneath, range of integrated SIEMENS appliances to remain which include an oven with matching microwave oven above, dishwasher, washing machine and a fridge with separate freezer, further range of matching eye level wall mounted units, integrated wine fridge, concealed boiler (not tested), continuation of wood flooring and matching vaulted slatted wood ceiling.

Bedroom One:

13'8 (reducing to 10'6 x 13'1)

Two double glazed windows to rear aspect, carpeted, coved to smooth plastered ceiling, built-in bedside storage cupboards, two cast iron effect radiators, door to:

En Suite Shower Room:

8'5 x 2'7

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting.

Bedroom Two:

11'1 x 10'7

Double glazed window to side aspect, carpeted, coved to smooth plastered ceiling, cast iron effect radiator.

Bathroom:

10'7 x 5'4

Double glazed obscure window to side aspect, modern three piece suite comprising; slatted wood panelled bath with mixer tap and additional rainfall shower head, low level WC, wash hand basin with mixer tap, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally:

Rear Garden:

The property benefits from secure access to its own private rear garden which is shared with one other apartment in the block and is mainly laid to lawn.

Lease Information

Lease: 117 years remaining

Ground Rent: £0

Service Charge: £1,031.79 Per Annum (Including building insurance, electricity & 24 hour emergency helpline)

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







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1ST FLOOR



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Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Apartment

Approx. sq ft
EPC band: C
Tenure: Leasehold - Share of Freehold
Council Tax Band: A

£535,000

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