

Two Bedroom Upper Floor Flat For Sale - **£425,000**

Clifftown Parade, Southend-On-Sea SS1 1DN



KEY FEATURES

- **Sea Views!**
- **Two Bedroom, First Floor Flat**
- **Modern Kitchen with Breakfast Bar**
- **Spacious Lounge**
- **Private Balcony Overlooking Thames Estuary**
- **Private Off Street Parking**
- **Double Glazing**
- **Gas Central Heating**
- **Minutes from Popular Transport Routes and Southend City Center**
- **Viewings Available Now!**

Description

Guide Price: £450,000 - £460,000 Exceptional Sea Views! Rare Opportunity! Belle Vue are excited to present this charismatic, two bedroom, first floor apartment to the sales market! Situated along one of Essex's most desired coastlines, this home is located just a walk away from Southend City Center, a hub for popular transport routes, amusements and eateries, whilst enjoying doorstep views of Southend Seafront. Envidable for it's timeless features, this property offers an expansive lounge, with direct access to the balcony boasting stunning sea views, a seamless transition into an open plan kitchen diner, including a breakfast bar for intimate dining, two bedrooms and a bright, three piece bathroom. Complete with private off street parking, gas central heating and double glazing, this home is a rare opportunity, offering a dreamy lifestyle surrounded by the best Southend has to offer. Guaranteed to impress, early viewings are available now!

Accommodation

Communal Entrance

Accessed via the side elevation, you are welcomed into the communal entrance. From here, there is a rising staircase leading to the first floor where you will find a private door to the property.

Private Entrance Hallway

Accessed via a private front door, you are welcomed into the hallway. With wood effect flooring and painted walls, this space benefits from a fitted radiator, with decorative radiator cover, and recessed spot lighting. From here, there are doors leading to the bedrooms and bathroom, with a doorway opening into the kitchen diner and lounge.

Open Plan Kitchen, Diner and Lounge 30' 8" x 14' 7"
(9.34m x 4.44m)

Kitchen Diner

From an open doorway, accessed via the entrance hallway, you are guided into a bright and generously sized kitchen. Comprised of both eye level and low level units, this space offers ample storage whilst housing integrated amenities such as a fridge, freezer, dishwasher and washing machine, whilst benefiting from two inset sinks, a hob and an oven. Made complete with a breakfast bar for intimate dining, this space is finished with tiled flooring, splashback wall tiling and recessed spot lighting, whilst enjoying the additional benefit of a double glazed bay window towards the side elevation, a fitted radiator and decorative radiator cover. From here, there is are a few steps that seamlessly transition into the lounge.

Lounge

Smoothly transitioning from the kitchen diner, you are guided into a bright and expansive lounge area. Relishing in plentiful natural light from the double glazed french doors towards the front elevation, this space is envidable for its stunning sea views, providing tranquil mornings admiring Southend's most desired coastline. With carpet flooring and painted walls, this space benefits from a fitted radiator with decorative cover, as well as a coved ceiling with ceiling rose. From here, you have access to the balcony.

Balcony

Accessed from the lounge area, this property boasts access to a charming, private balcony space. Allowing space for outdoor seating, this space offers an exclusive view of the Thames Estuary like no other, providing residents idyllic living on the doorstep of one of Southend's most desired views.

Bedroom One 14' 1" x 15' 0" (4.29m x 4.57m)

Accessed from the entrance hallway, there is a sizable master bedroom. With wood effect flooring and painted walls, this space allows spacious accommodation whilst benefiting from a double glazed bay window towards the rear elevation.

Bedroom Two 8' 4" x 10' 10" (2.54m x 3.30m)

Accessed from the entrance hallway, there is a secondary bedroom. Finished with wood effect flooring and painted walls, this space benefits from a fitted radiator, a double glazed window towards the side elevation and fitted, wall mounted storage units.

Bathroom 4' 9" x 10' 7" (1.45m x 3.22m)

Accessed from the entrance hallway, there is a three piece bathroom. Comprised of a low level W/C, a paneled bath, wall mounted shower, shower screen and pedestal hand wash basin, this space benefits from a wall mounted mirror, a double glazed, obscured window towards the side elevation and fitted radiator. Finished with wood effect flooring, tiled walls and recessed spot lighting.

Off Street Parking

Towards the rear elevation, this property provides off street, private parking.





Floorplan



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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EPC Graph & Additional Information

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tax Band for this property is: **D**
 EPC rating for this property is: **D**
 Tenure of the property is: **Leasehold**



Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.