

SCOTT &  
STAPLETON

WESTERN ESPLANADE  
Southend-On-Sea, SS1 1FU  
£575,000





## WESTERN ESPLANADE

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**SOUTHEND-ON-SEA, SS1 1FU**

Scott & Stapleton are excited to offer for sale this magnificent seafront apartment situated within the iconic Clifftown Shore development in the heart of Southend on Sea.

This fabulous property benefits from breathtaking uninterrupted estuary views from all rooms and has 2 double bedrooms, 2 luxury bathrooms, large lounge/diner, modern fitted kitchen with integrated appliances, secure allocated off street parking & a stunning full width, south facing balcony to really take advantage of those views.

The development also has the benefits of an on site concierge, secure allocated basement parking, lift

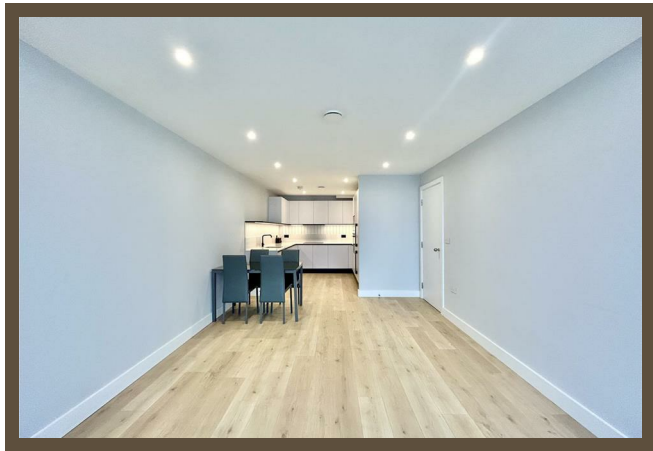
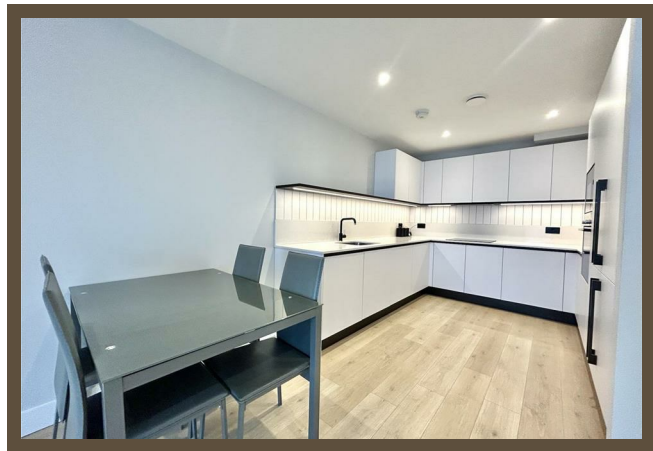
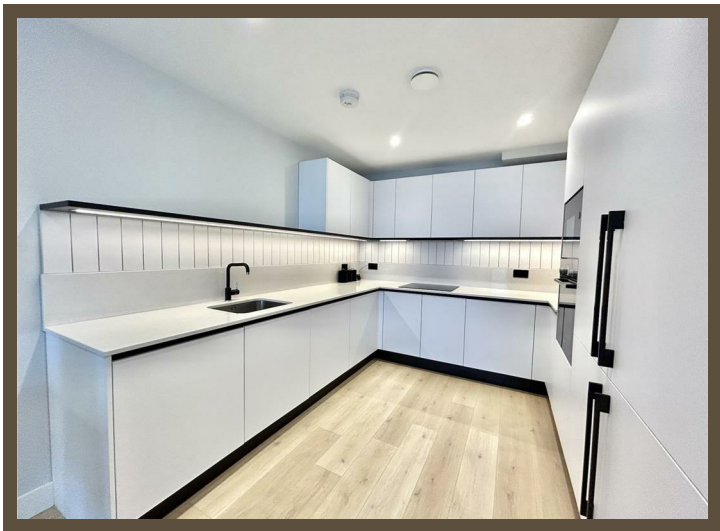
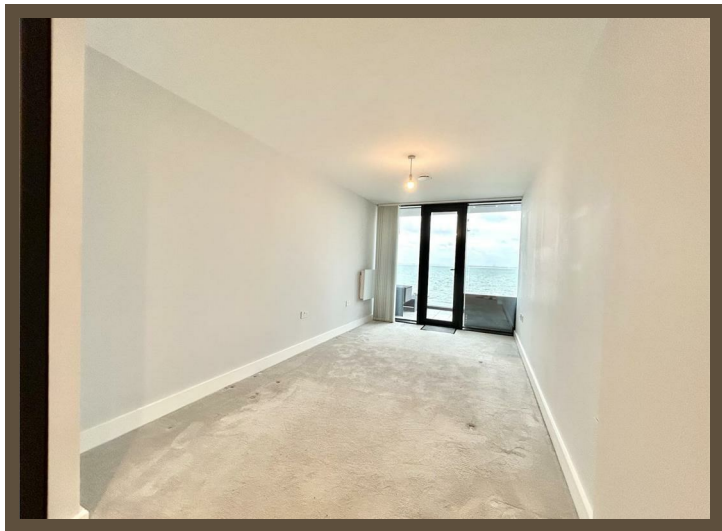
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The development also has the benefits of an on site concierge, secure allocated basement parking, lift service & well equipped communal gym.

Located in a highly desirable location this superb property is just yards from Southend City centre with various transport links, leisure facilities and shops nearby.

Available immediately this is a great opportunity to purchase a high quality apartment with stunning views. An early internal inspection is strongly advised.



### Accommodation comprises

Communal entrance with lift & stairs to all floors. Personal entrance door leading to:

### Entrance hall

Large L shaped entrance with laminate flooring, large double storage cupboard, further double storage cupboard with heating system & space for washing machine, video intercom system. Doors to all rooms.

### Lounge/diner

5.4 x 3.4 (17'8" x 11'1")

Large bright room with double glazed full height windows & doors to front on to balcony benefitting from estuary views. Laminate flooring, electric radiator, ceiling spotlights. Open plan to kitchen area.

### Balcony

8.5 x 1.4 (27'10" x 4'7")

Magnificent full width, south facing balcony with uninterrupted estuary views. Glass balustrade, spotlights, tiled floor.

### Kitchen area

3.2 x 2.9 (10'5" x 9'6")

Luxury, modern fitted kitchen with a vast range of base & eye level units. Integrated appliances including electric oven, microwave, electric hob, extractor fan, fridge/freezer & dishwasher. Quartz worktops with matching upstands, inset stainless steel sink unit with mixer tap, tiled splashbacks. Laminate flooring, ceiling spotlights.

### Master bedroom

6.5 x 2.6 (21'3" x 8'6")

Double glazed full heights windows & doors to front on to balcony benefitting from estuary views. Electric radiator, fitted wardrobes. Door to en suite.

### En suite

2.1 x 1.2 (6'10" x 3'11")

Luxury suite comprising of large double shower cubicle with oversized shower head & glass door, wall mounted wash hand basin & low level WC with concealed cistern. Heated towel rail, part tiled walls, tiled floor, large mirror front fitted wall cupboard, ceiling spotlights, extractor fan.

### Bedroom 2

5 x 2.5 (16'4" x 8'2")

Double glazed full heights windows & doors to front on to balcony benefitting from estuary views. Electric radiator.

### Bathroom

2.1 x 1.7 (6'10" x 5'6")

Luxury suite comprising of bath in tiled surround with mixer tap, separate shower over & glass screen, wall mounted wash hand basin & low level WC with concealed cistern. Heated towel rail, part tiled walls, tiled floor, large mirror front fitted wall cupboard, ceiling spotlights, extractor fan.

### Externally

Secure underground parking for 1 car approached via electric gates. Communal, well equipped gym, bike & bin stores.

### Lease information

Lease Information - Lease: Approx 996 years remaining  
Ground Rent £0  
Service Charge approx. £3900.00 Per Annum



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