



Westcliff Parade, Westcliff-On-Sea  
Essex, SS0 7QP

£450,000 - £475,000

**appointmoor**



## Westcliff Parade, Westcliff-On-Sea Essex, SS0 7QP

£450,000 - £475,000 | Leasehold - Share of Freehold

- 2 Double Bedroom Maisonette
- Uninterrupted Estuary Views
- Balcony & Communal Courtyard
- Allocated Parking Space
- Share Of Freehold
- Refurbished Throughout
- 18 x 16ft Living & Dining Room
- Modern 4 Piece Bathroom with Estuary Views
- Walking Distance of Seafront & Station
- Superb Character & Atmosphere

Exceptional 2 bedroom maisonette located along Westcliff Parade and offering Panoramic Estuary views from the 18x16ft living & dining room, Kitchen area and the bathroom. Balcony to front aspect with views and space for bistro table and chairs. Allocated Parking to front aspect. Large accommodation with own front door from original tiled communal entrance. Utility cupboard housing washing machine and tumble dryer. Kitchen with breakfast bar area, French doors to balcony. Refurbished to a high standard throughout and offering brand new fitted carpets, Farrow & Ball colours add to the stylish décor, gas central heating (nt), access to communal courtyard garden. Original internal doors, coving cornice, pictures rails, suspended sound proofing in hallway and kitchen area. Estuary views from 4 piece bathroom suite. Walking distance of High Street, Seafront, and Station. No onward chain, keys held for viewings.





#### Entrance Via:

Porch doors into inner lobby with original tiled flooring. Steps to oversized door leading into:

#### Communal Hallway

High Ceilings, meter cupboards. Own hardwood door into:

#### Hallway

High ceiling. Original staircase with newly fitted carpet leading to:

#### First Floor Landing

Split level landing with original sash window to rear aspect providing natural light. Extractor fan, picture rail, suspended ceiling providing sound proofing. Utility cupboard housing plumbing & space for washing machine & tumble dryer plus an additional storage cupboard. Radiator, power points & brand new fitted carpet.

#### Living Room

18 x 14'10 (5.49m x 4.52m )

Large sash bay window with double glazed window panes to front aspect offering uninterrupted estuary views. Coving cornice, picture rail, radiator, log burner (fitted 2016), aerial, power points & brand new fitted carpet. Space to arrange as a living & dining area.

#### Kitchen Breakfast Room

11'4 x 9'6 (3.45m x 2.90m)

Beautiful ornate French doors & openers offering panoramic estuary views & leading onto private balcony area. Modern fitted high gloss wall & base units & breakfast bar both with complimentary oak worksurfaces. Stainless steel sink & half



bowl drainer, subway tiled splashbacks, integrated stainless steel oven & gas with matching stainless steel extractor hood over. Power points & tiled flooring.

#### Private Balcony

Private balcony area with ornate wrought iron railings & patio offering amazing estuary views. Space for bistro table & chairs.

#### Bedroom 1

14'9 x 14 (4.50m x 4.27m)

Double glazed sash window to rear aspect. Coving cornice, ceiling rose, picture rail, radiator, power points & fitted carpet.

#### Bedroom 2

14'2 x 13'3 (4.32m x 4.04m)

Dual aspect original sash windows to side aspect plus double glazed door & window to rear aspect leading to wrought iron staircase leading down to the shared courtyard garden. Coving cornice, picture rail, radiator, power points & brand new fitted carpet.

#### Bathroom

Stunning bathroom comprising double glazed sash window offering estuary views, modern contemporary 4 piece suite. Large double ended panelled enclosed bath with central mixer taps, low level wc, pedestal wash hand basin, walk in shower cubicle, radiator/towel rail. Part tiled walls & fully tiled flooring.

#### Externally



#### Garden

Shared courtyard garden accessed via wrought iron steps from bedroom 2. Patio area, raised beds, part wooden fence surround. Space for table & chairs.

#### Parking

Driveway enabling parking for 1 vehicle

#### Lease

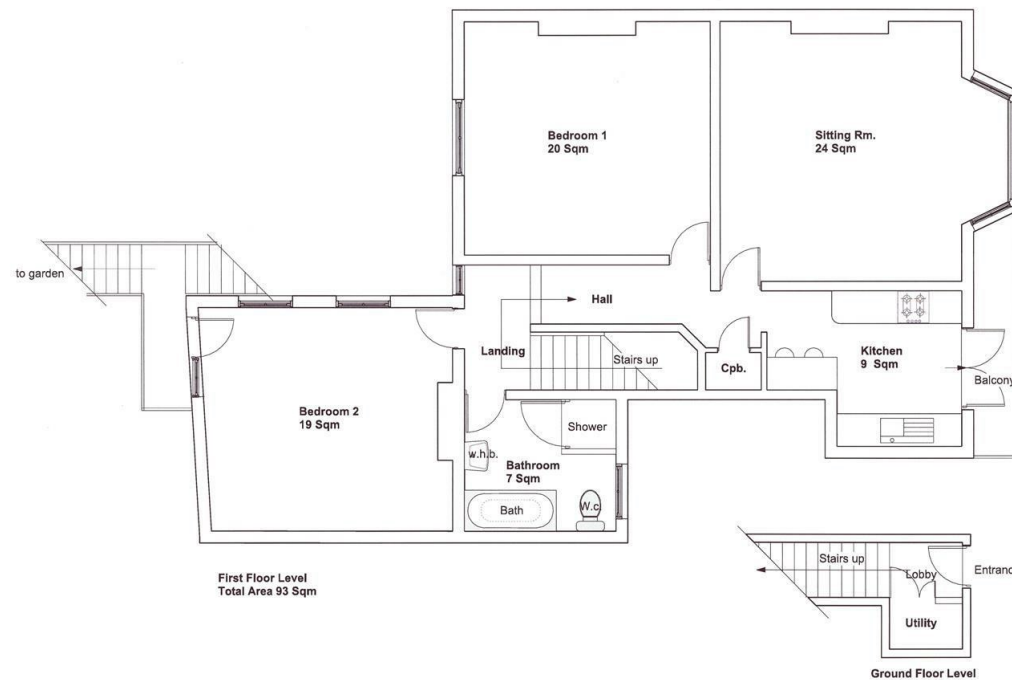
190 years remaining

#### Service Charge

Approx £650 Per Annum. Freeholders contribute 1/3 of works to the building, approx £1200 each. Possibly looking at setting a company up for the freehold management.

#### Building Insurance

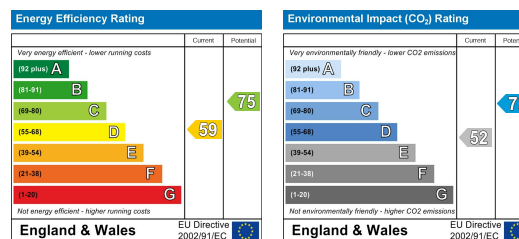
£648 Per Annum - Split 3 ways.



## DRAFT PARTICULARS AWAITING APPROVAL

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**



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