



Western Esplanade, Southend-On-Sea

£495,000

home.

Clifftown Shore Western Esplanade

Southend-On-Sea

SS1 1FU



- Super Smart & Spacious Two Bedroom Top Floor Apartment
- Located At The Rear Of The Building Offering A Wonderful Secluded Aspect
- Fabulous & Larger Than Average Terrace
- Wonderful Open Plan Kitchen/Dining & Living Space
- Bespoke Fitted Storage
- En-Suite Shower Room To The Master Bedroom
- Secure Underground Gated Parking & Storage Locker
- Communal Gym & Concierge
- Located Close To Local amenities, Including shops, Restaurants & Recreational Facilities

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 smart and surprisingly spacious two bedroom top floor apartment located at the rear of the building and therefore offering a wonderful secluded aspect from a fabulous and larger than average terrace.

The accommodation comprises; spacious entrance hall with bespoke fitted storage, a wonderful open plan kitchen/dining and living space with sliding doors opening out onto the terrace, two great size double bedrooms which both benefit from fitted wardrobes.

Washing facilities are provided by a modern three piece bathroom suite and an en suite shower room off the master bedroom.

Other features include secure underground parking for one vehicle and use of a communal gym along with concierge.

One of the standout features of this property is the underground secure gated parking, providing peace of mind and convenience for residents. The location is not only desirable for its scenic views but also for its proximity to local amenities, including shops, restaurants, and recreational facilities, making it an ideal choice for those seeking a vibrant coastal lifestyle.

Accommodation Comprises:

The property is approached via secure video entry system with stairs and lift access to all floors.

Entrance Hall:

16'1 x 6'6

A great size entrance hall with wood flooring throughout, bespoke range of fitted storage cupboards and shelving, additional built-in cloaks cupboard with hot water tank (not tested) and appliance space for washing machine, smooth plastered ceiling with inset spotlighting, doors to:

Open Plan Lounge, Kitchen & Dining:

25'4 x 20'5 (reducing to 12'5)

A fabulous open plan living space with two clearly defined areas as follows:

Lounge:

25'4 x 12'5

Double glazed sliding patio doors to the rear giving access to the terrace, wood flooring throughout, smooth plastered ceiling, two wall mounted electric heaters, open plan to:

Kitchen:

8'7 x 8'6

A modern fitted kitchen comprising; modern sink unit with Hansgrohe mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, built-in BOSCH oven and microwave, four ring electric hob with extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated fridge and separate freezer, integrated dishwasher, continuation of wood flooring, smooth plastered ceiling with inset spotlighting.

Bedroom One:

17'7 (max) x 10'9

Double glazed sliding patio doors to rear giving access to the terrace, brushed oak wood laminate flooring, extensive range of fitted floor to ceiling wardrobes with bed recess and matching bedside tables, additional built-in wardrobes, feature media wall with cupboards and shelving beneath, smooth plastered ceiling, wall mounted electric heater, door to:

En Suite Shower Room:

7'1 x 3'11

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, tiled flooring, heated towel rail.



**Bedroom Two:**

12'11 x 10'7

Double glazed sliding patio doors to rear giving access to the terrace, brushed oak wood laminate flooring, fitted mirror fronted sliding door wardrobes, smooth plastered ceiling, wall mounted electric heater.

Bathroom:

7'2 x 6'3

Modern three piece suite comprising; bath with mixer tap and shower over, low level WC. wash hand basin with mixer tap, tiled flooring, heated towel rail.

Parking Facilities:

The property comes with one underground, allocated parking space and storage locker.

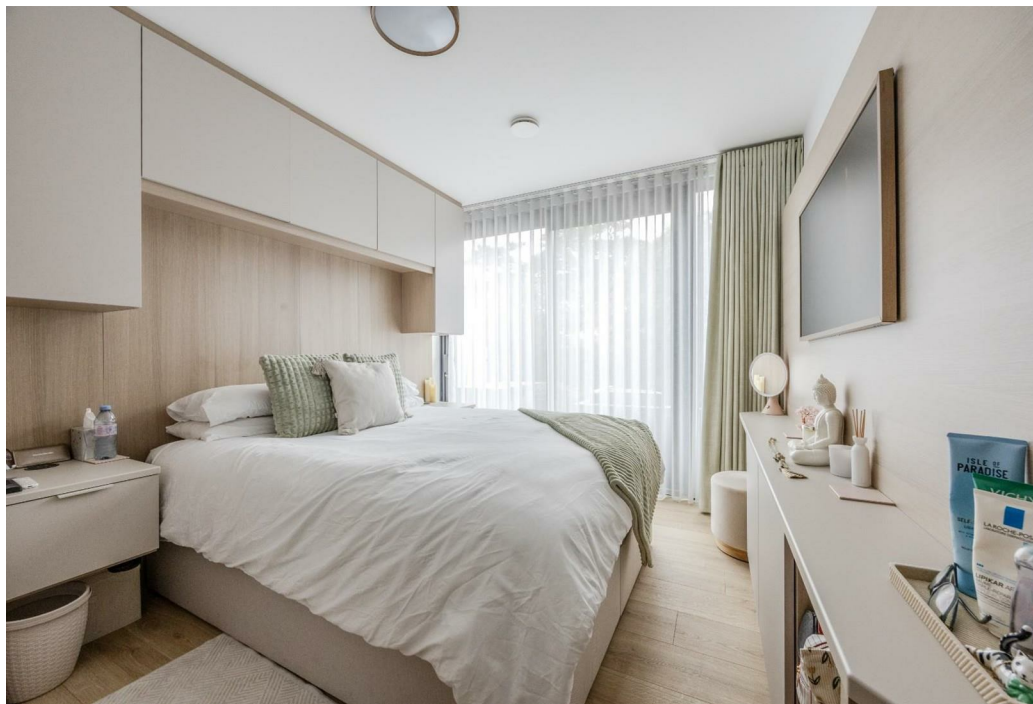
Lease Information

Lease: 995 years remaining

Ground Rent: £0

Service Charge: £4,000.00 Per Annum

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



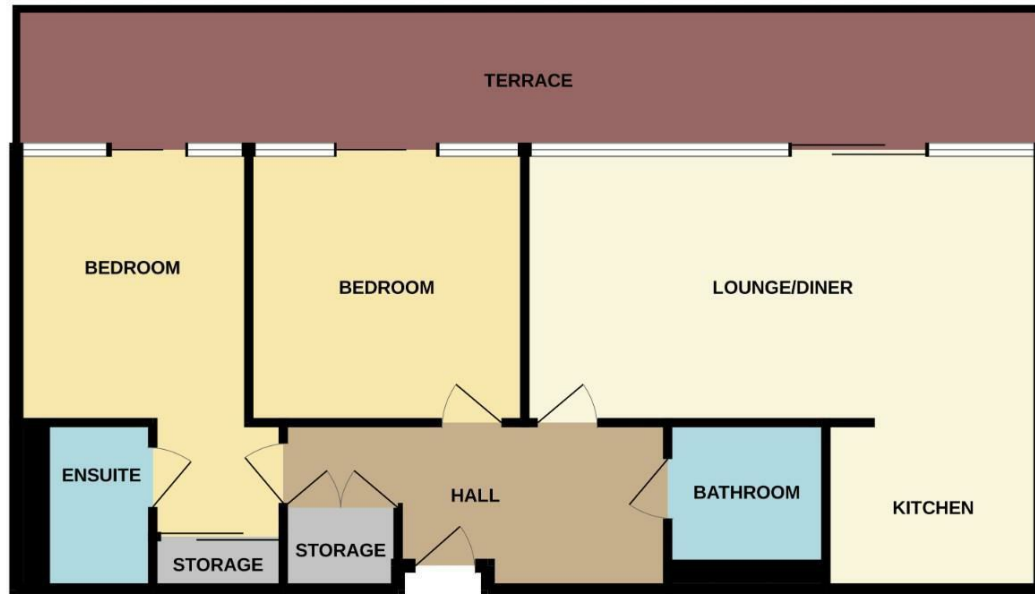








776 sq.ft. approx.



TOTAL FLOOR AREA: 776 sq.ft. approx.
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Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: E

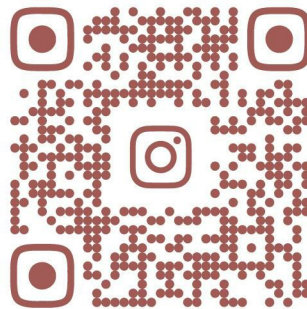
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