



Clifftown Parade, Southend-On-Sea

£225,000

home.

33 Clifftown Parade

Southend-On-Sea

SS1 1DL



- Spacious First Floor Apartment
- Within the Clifftown Conservation Area
- Large Lounge with Bay Window
- Modern Kitchen
- Contemporary Three Piece Bathroom
- Spacious Bedroom with Fitted Wardrobes
- Perfect for First Time Buyers or Downsizers
- Well Maintained Communal Areas and Beautiful Frontage
- Offered with No Onward Chain
- Close to Southend High Street, Southend Train Station and Southend Seafront

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 Estate Agents are delighted to present this charming first-floor flat located in the picturesque Clifftown Conservation Area of Southend-On-Sea. This delightful apartment features a generously sized lounge, complete with a lovely bay window that allows natural light to flood the space, creating a warm and inviting atmosphere. The spacious bedroom is equipped with a fitted wardrobe and offers direct access to a rear exit, which could serve as a delightful morning seating area, perfect for enjoying the stunning sea views.

The modern kitchen is designed with ample storage, making it both functional and stylish, while the contemporary three-piece bathroom adds to the overall appeal of the property. The communal areas are well maintained, and the beautiful frontage enhances the charm of this residence.

Offered with no onward chain, this flat presents a fantastic opportunity for both first-time buyers and investors alike. Additionally, the property is situated in a parking permit area, ensuring that parking is never a concern for residents.

The location is truly exceptional, nestled within the Clifftown Conservation Area, and is conveniently close to Southend Train Station, the vibrant Southend seafront, and the bustling High Street. This flat is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and coastal living. Do not miss the chance to make this wonderful property your own.



Accommodation Comprises

The property is approached via a communal entrance door into communal hall with mat well, carpeted stairs leading to the first floor landing with single glazed stained glass obscure windows and ceiling light. Private entrance door with obscure double glazed panel into:

Hallway

Carpeted, skirting, coved cornice, entry phone system, ceiling light. Doors to:

Bathroom

Tiled effect lino flooring and part tiled walls, skirting, coved cornice, ceiling light, single glazed obscure window to the side aspect, extractor fan, wash hand basin, WC, panelled bath with shower attachment, radiator.

Bedroom

Carpeted, skirting, wall lighting, coved cornice, picture rail, single glazed window to the side aspect and single glazed wooden door leading to the fire escape with sea views, fitted wardrobe, radiator.

Lounge

Carpeted, skirting, wall lighting, picture rail, coved cornice, single glazed window and single glazed bay window both to the side aspect with shutters, radiator.

Kitchen

Wood effect lino flooring, skirting, picture rail, coved cornice, ceiling light, single glazed window to the side aspect, radiator. The kitchen is fitted to include a range of base units with complimentary worksurfaces and matching eye level wall mounted units, Bosch washing machine, fridge freezer, integrated oven with four ring gas hob and extractor above, Alpha combi boiler, inset sink with drainer and mixer tap.

Externally

Lease Information

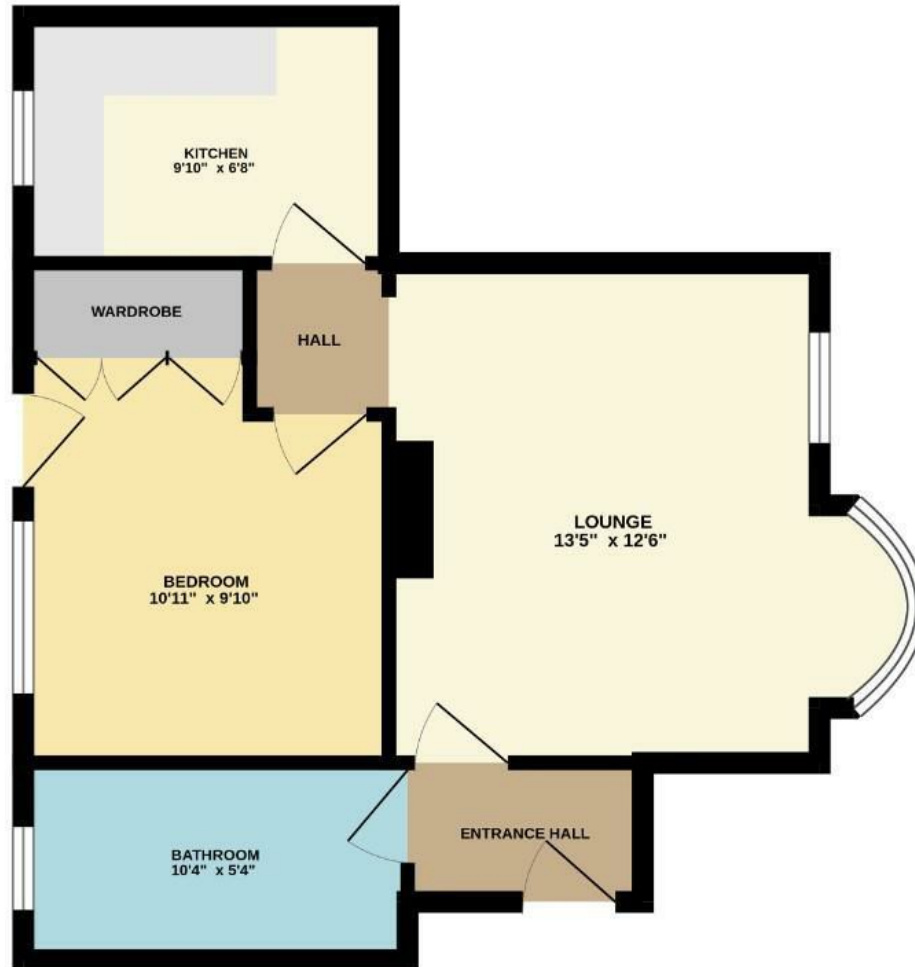
Lease: 162 years remaining
Ground Rent: £75 Per Annum
Service Charge: £1,248 Per Annum
Building Insurance: £416 Per Annum

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





GROUND FLOOR
439 sq.ft. approx.



TOTAL FLOOR AREA : 439 sq.ft. approx.
Made with Metropix 62026



Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 439.00 sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: B

£225,000

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homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

