

home.



**£475,000**

Clifftown Shore, Western Esplanade

# 47 Clifftown Shore, Western Esplanade, Southend-on-Sea, Essex, SS1 1FU



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Home Estate Agents are delighted to present this exquisite three-bedroom penthouse apartment located in the desirable area of Clifftown Shore, on the Western Esplanade in Essex. This remarkable flat boasts three spacious double bedrooms, one of which features an en suite bathroom and fitted wardrobes, providing ample storage and comfort for residents.

The heart of the home is a stunning open-plan kitchen and lounge area, perfect for both entertaining guests and enjoying quiet evenings in. The modern bathroom adds to the overall appeal, ensuring that every aspect of this property meets contemporary standards.

For added convenience, the apartment includes secure underground parking, a valuable feature in this bustling seaside location and a concierge on the secure communal entrance. The property is ideally situated, just a short stroll from the vibrant Southend Seafront, the lively Southend High Street, and the iconic Southend Pier, making it an excellent choice for those who appreciate both leisure and lifestyle.

This penthouse apartment offers a unique blend of luxury and practicality, making it an ideal home for families or professionals seeking a stylish living space in a prime location.



## Entrance

The building is approached via secure communal entrance doors into communal hallway with concierge and stairs and lift to all floors. Door leading to:

## Hallway

Wood effect laminate flooring, spot lighting, video entry phone system, utility storage cupboard. Doors to:

## Lounge

22'5 x 12'7

Wood effect laminate flooring, spot lighting, positive airflow system, double glazed sliding doors leading out to balcony, storage cupboard, electric heater. Open to:

## Kitchen

10'0 x 7'5

Continuation of wood effect laminate flooring, range of base units with Quartz worksurfaces and matching eye level wall mounted units, sink with mixer tap, Quartz splashback, integrated Bosch oven and microwave, Bosch four ring induction hob with extractor over, integrated dishwasher, integrated fridge freezer, spot lighting, positive airflow extractor system.



## Bedroom One

17'9 x 11'2

Carpeted, ceiling light, positive airflow extractor system, electric radiator, access to the balcony via double glazed door, built in wardrobes with automatic lighting. Door to:

## En-Suite

6'11 x 5'3

Marble effect tiled flooring, part tiled walls, shower cubicle, WC, wash hand basin with mixer tap and vanity storage beneath, spot lighting, positive airflow system extractor.

## Bedroom Two

12'7 x 10'8

Carpeted, electric radiator, ceiling light, positive airflow system extractor, double glazed sliding doors leading to terrace with wood effect composite floor and glass balustrade with obscure glass balustrades to side.

## Bedroom Three

9'10 x 8'0

Carpeted, electric radiator, ceiling light, positive airflow system extractor, double glazed patio door to rear aspect leading to terrace.

## Family Bathroom

7'5 x 7'3

Marble effect tiled flooring, part tiled walls, electric heated towel rail, spot lighting, positive airflow extractor system, wash hand basin with mixer tap, WC, bath with shower over and vanity storage beneath.

## Externally

## Terrace

48'6 x 4'0

Terrace with wood effect composite floor and glass balustrade with obscure glass balustrades to side.

## Parking

Secure underground parking for one car

## Communal Areas

Communal gym.

## Lease Information

Lease: 995 years remaining

Ground Rent: £0

Service Charge: Approx £4,300.00 Per Annum

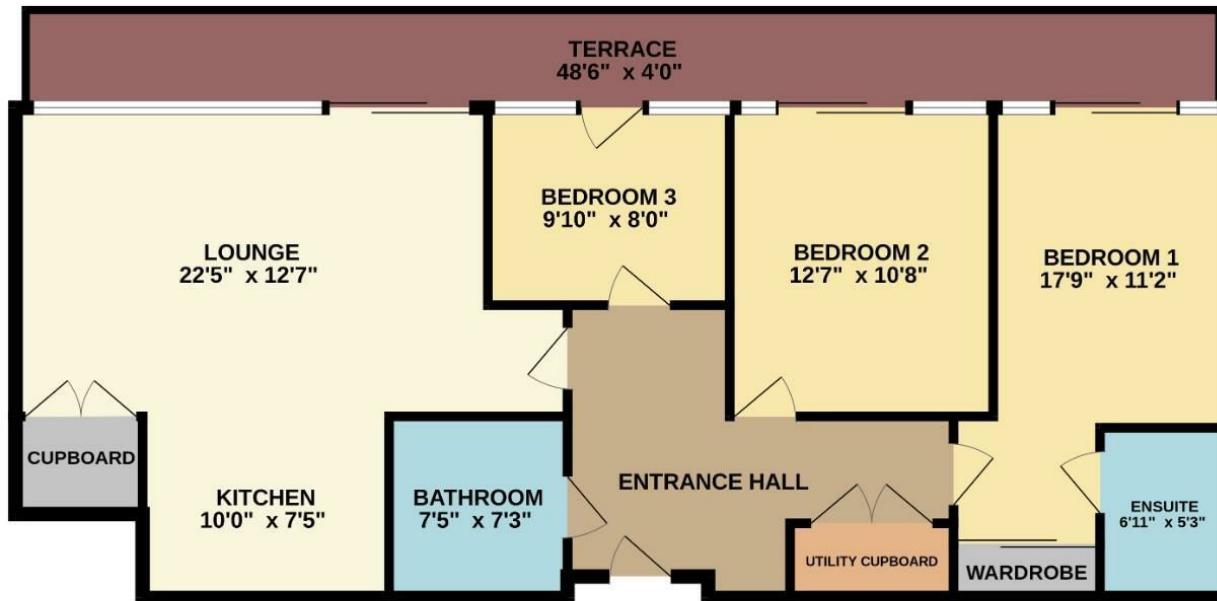


Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





FOURTH FLOOR  
960 sq.ft. approx.



TOTAL FLOOR AREA : 960 sq.ft. approx.

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**£475,000 Leasehold**

HOME - The Estate Agent of Leigh  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.