



## Clifton Terrace, Southend-On-Sea

£500,000

home.

# 4A Clifton Terrace

Southend-On-Sea

SS1 1DT



- Stunning Elevated Ground Floor Apartment
- Two Great Size Bedrooms
- Incredible Lounge with Bay Window and Sea Views
- Modern Kitchen with High End Appliances
- Shower Room and Separate W/C
- Bedroom One with a Lovely Balcony to Rear
- Beautiful Original Features Throughout
- Rear Garden
- Excellent Location 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 elevated ground floor flat located in the picturesque Clifftown conservation area of Southend-On-Sea. This delightful apartment boasts a stunning front lounge that offers breathtaking sea views, enhanced by a lovely fireplace and a magnificent bay window that fills the space with natural light.

The property features a fabulous modern kitchen, perfect for culinary enthusiasts, alongside a well-appointed shower room and a separate W/C for added convenience. With two spacious double bedrooms, this flat is ideal for couples or small families. The first bedroom even includes a private balcony that overlooks the serene rear garden, providing a perfect spot to unwind.

Externally, the property benefits from a lovely rear garden, ideal for enjoying the outdoors, while the front of the flat showcases those spectacular sea views that Southend is renowned for.

Situated in an excellent location, this apartment is just a short stroll from Southend High Street, where you will find a variety of shops, cafes, and restaurants. Additionally, Southend train station is conveniently close, offering easy access to London and beyond. The vibrant Southend seafront is also within easy reach, making this property a perfect choice for those who appreciate coastal living.

This elevated ground floor flat combines comfort, style, and an enviable location, making it a must-see for anyone looking to enjoy the best of Southend-On-Sea.

### Accommodation Comprises:

The property is approached via a communal tiled pathway with a stone flower bed area with tiled stairs leading to:

### Communal Entrance Hall

Mattwell, skirting, dado rail, picture rail, cornicing, pendant ceiling light, carpeted section leading to the front door. Wooden front door with a double glaze obscure panel.

### Entrance Hallway

Tiled floor, skirting, cornicing, pendant ceiling light, column radiator, storage cupboard, double glazed obscured panel window next to the door, phone entry system. Doors to kitchen, bedroom one and the lounge.

### Lounge

17'2 x 15'5

Wood effect laminate flooring, skirting, picture rail, ornate cornicing with ornate ceiling rose, pendant ceiling light, fireplace with a wooden surround

and a granite hearth, large south facing bay window to the front aspect with excellent sea views and shutters, single glazed sash windows with secondary glazing, radiator.

### Bedroom One

13'6 x 13'0

Carpet flooring, skirting, picture rail, cornicing, ceiling rose with pendant ceiling light, feature fireplace area with a slate base, two column radiators, double glazed upvc door leading to the balcony.

### Balcony

Artificial grass flooring, railing.

### Kitchen

11'9 x 11'4

Tiled floor, skirting, spot light lighting, column radiator, a single glazed window to the side aspect. The kitchen has base & wall cabinets, fitted oven with four ring induction hob with extractor fan over, tiled backsplash, marble effect roll top worksurface, double butler sink with stainless steel

mixer tap over, space and plumbing for washing machine, space for a fridge/freezer.

### Rear Hallway Area

Tiled floor, skirting, picture rail, pendant ceiling light, column radiator. Fire Exit Door to the rear of the property. Doors to the shower room, w.c & bedroom two.

### Shower Room

6'3 x 4'8

Marble effect tiled flooring, spot light lighting, extractor fan, vertical column radiator, single glazed window to the side aspect, tiled walk-in shower cubicle with rainfall showerhead, sink with storage under.

### WC

Tiled flooring, upright column radiator, pendant ceiling light, single glazed window to the side aspect, toilet.





### **Bedroom Two**

11'9 x 6'8

Carpet flooring, skirting, pendant ceiling light, single glazed sash window to the rear aspect with secondary glazing, column radiator.

### **Externally**

#### **Garden**

Fire exit leads to a balcony area which leads down to stairs leading to a stone shingle patio area, paved circular patio area, section of the garden to the rear is laid to lawn with a flower bed border.

#### **Lease Information**

Lease: 101 years remaining

Ground Rent: £150 Per Annum

Service Charge: Approx £730 Per Annum including building insurance.

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





GROUND FLOOR  
788 sq.ft. approx.



TOTAL FLOOR AREA : 788 sq.ft. approx.  
Made with Metropix ©2025



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

£500,000

### 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.



Scan QR code for  
our Instagram

[homeofleigh.com](http://homeofleigh.com)

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

01702 480 033

