

Ist Call

SALES AND LETTINGS



Manor Road, Westcliff-On-Sea, SS0 7SE

Guide Price £400,000

**** GUIDE PRICE £400,000 - £425,000 **** Located within this sought after development on Westcliff Seafront is this spacious and beautifully presented two bedroom ground floor apartment which offers stunning estuary views from the south facing balcony as well as the lounge/ diner and master bedroom. Offering a 23'5 lounge/ diner, two double bedrooms as well as a modern fitted kitchen and bathroom, the property further boasts an allocated parking space within the secure underground car park along with additional visitors parking. Located within easy access of Westcliff rail station and the shopping facilities, restaurant's and bars of Hamlet Court Road, the property is being offered with a share of the freehold and we would highly recommend an internal viewing to appreciate the size and quality of the accommodation on offer.

Accommodation Comprising

Front door with ramped entrance and security entryphone system leading to communal entrance lobby with lift and stairwell access to all floors and the underground parking, own built in secure storage cupboard, own front door to...

Entrance Hall

Radiator, built in storage cupboard, additional meter cupboard, coved ceiling, doors off to...

Lounge/ Diner 23'5 x 13'5 (7.14m x 4.09m)



Double glazed patio doors to front leading offering fantastic sea views and giving access to the balcony, dual aspect double glazed windows to front and rear, two radiators, coved ceiling...



Balcony



Accessed via both the lounge/ diner and main bedroom the balcony is paved with stainless steel balustrade and glass panelling offering panoramic estuary views...



Bedroom 1 13'3 x 9'8 (4.04m x 2.95m)



Double glazed window to front offering panoramic sea views, double glazed door providing access to balcony, radiator, built in wardrobes with sliding mirrored doors, coved ceiling with ceiling rose...



Bedroom 2 13'3 x 10'2 (4.04m x 3.10m)



Double glazed window to rear, radiator, built in wardrobe with sliding mirrored doors, further range of fitted wardrobes, coved ceiling...



Kitchen 12'9 x 10'2 (3.89m x 3.10m)



Range of modern fitted base units with complementing working surfaces over, inset single drainer composite sink unit, integrated five burner gas hob with extractor hood over, integrated Bosch eye level oven and microwave, space and plumbing for washing machine and dishwasher, space for American style fridge/ freezer, matching range of wall mounted units, cabinet underlighters, laminate flooring, double glazed window to rear...



Separate W.C.

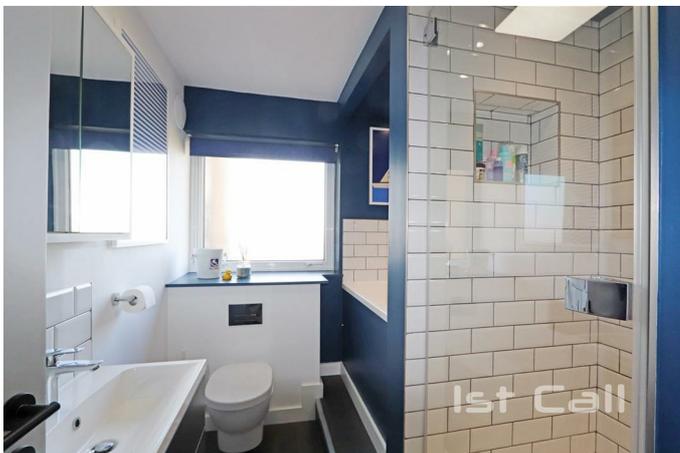


White suite comprising low level W.C., vanity wash hand basin, tiled splashbacks, radiator, smooth plastered ceiling with inset spotlights...

Externally



Bathroom



Modern suite comprising fully tiled shower cubicle with glazed door, plunge bath, vanity wash hand basin, low level W.C., tiled splashbacks, radiator, smooth plastered ceiling with inset spotlights, obscure double glazed window to front...

Communal Gardens

Well tended gardens surrounding the property...

Parking

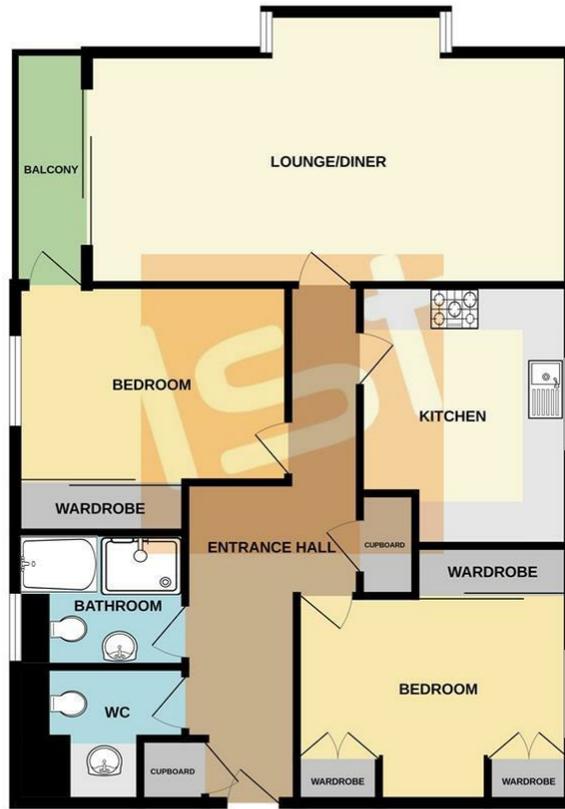


Underground parking accessed by secure roller door working on sensor with one allocated parking space, additional resident and visitors parking on ground floor with multiple spaces...



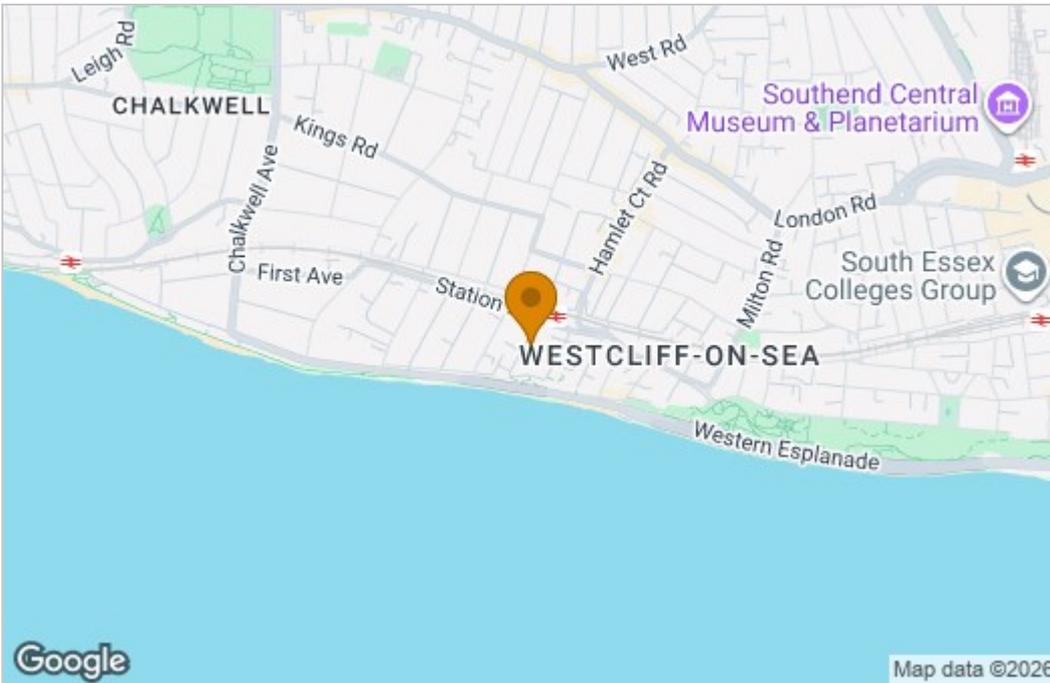
Floor Plan

GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.

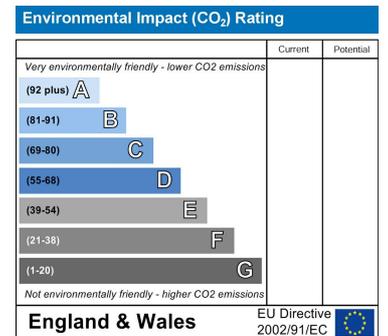
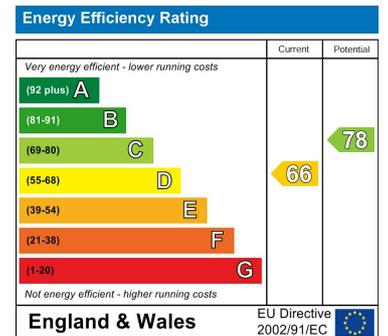


TOTAL FLOOR AREA - 951 sq.ft. (88.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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