

Ist Call

SALES AND LETTINGS



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

Guide Price £350,000

**** GUIDE PRICE £350,000 - £375,000 **** Offered with no onward chain, this exceptional two-bedroom ground floor apartment occupies a prime position within one of Westcliff's most prestigious cliff-top developments. This highly sought-after location combines breathtaking natural beauty with sophisticated urban living, creating a truly enviable lifestyle opportunity. The heart of this impressive apartment lies in the magnificent 22'8" lounge and dining area, which flows seamlessly onto a stunning south-facing balcony. Here, you'll be captivated by panoramic estuary views that stretch endlessly across the water - imagine morning coffee while watching the sunrise, or evening drinks as the sun sets over this spectacular maritime landscape. The contemporary open-plan kitchen integrates beautifully with the living space, creating a sociable environment perfect for both everyday living and entertaining guests against the backdrop of those incredible views. Two well-proportioned bedrooms provide comfortable accommodation with flexible options for guests or home working, while the large modern shower room completes the interior with luxury fixtures and contemporary styling. The development itself epitomizes quality living, featuring secure allocated parking within the residents' underground car park - eliminating weather concerns and providing complete peace of mind. Ample visitors' parking ensures entertaining is effortless, while the meticulously maintained communal gardens create beautiful shared spaces that enhance the development's prestigious atmosphere. The location perfectly balances tranquil cliff-top living with urban convenience. Westcliff railway station provides excellent connectivity for commuters, while the vibrant shopping, dining, and entertainment offerings of Hamlet Court Road are within easy walking distance, ensuring all of life's pleasures are at your fingertips. With the valuable benefit of a share of the freehold a viewing is considered essential.

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 also housing meters, further built in storage cupboard and additional cupboard housing space and plumbing for washing machine, laminate wood flooring, smooth plastered coved ceiling, doors off to...

Bathroom

Fully tiled with large glazed walk in shower cubicle, vanity wash hand basin, low level W.C, heated towel rail, fitted storage cupboard, obscure double glazed window to front...

Bedroom 1 14'4 x 10'1 (4.37m x 3.07m)

Double glazed window to front offering panoramic estuary views, radiator, comprehensive range of fitted wardrobe cupboards, drawer units and dressing table, double glazed door to balcony, smooth plastered coved ceiling...

Bedroom 2 11'5 x 11'1 max overall (3.48m x 3.38m max overall)

Double glazed window to rear, radiator, coved ceiling...

Kitchen 11'8 x 9'3 (3.56m x 2.82m)

Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated electric hob with stainless steel extractor hood over, separate integrated eye level double oven, space and plumbing for dishwasher, matching range of wall mounted units one housing the gas central heating & hot water boiler, central island unit/ breakfast bar, tiled splashbacks, double glazed window to rear, open plan to...

Living Room 22'8 x 12'4 (6.91m x 3.76m)

Double glazed sliding patio doors to front offering panoramic estuary views and offering access to the south facing balcony, additional double glazed window to side offering views towards the Pier and estuary, two radiators, laminate wood flooring, smooth plastered coved ceiling...

Balcony/ Terrace

Accessed via both the bedroom and living room with glazed balustrade, tiled flooring and offering panoramic views of the estuary...

Externaly

Communal Gardens

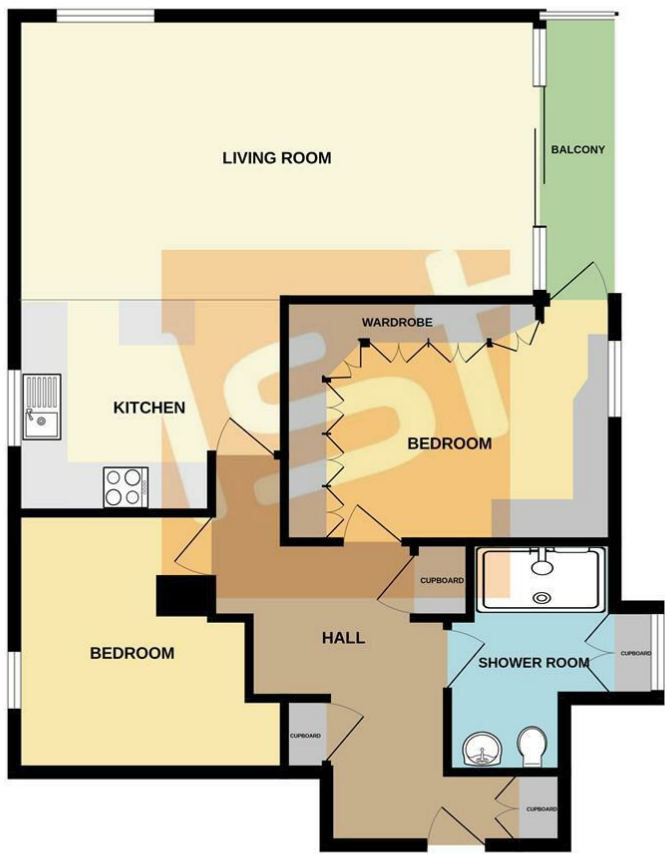
Well tended communal gardens surrounding property...

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

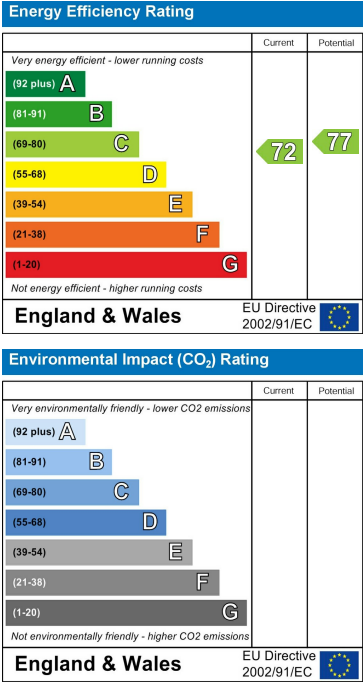


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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