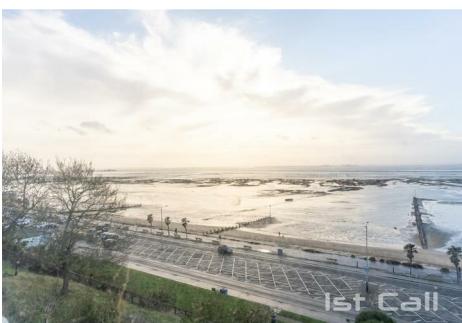


1st Call

SALES AND LETTINGS



San Remo Parade, Westcliff-On-Sea, SS0 7RE

£285,000

Clifftop 2-bed with stunning estuary views! 17'2" lounge with turret window, 2 doubles, all with water vistas. Needs full refurb but exceptional potential. No chain. Rare coastal opportunity!

Occupying a truly spectacular clifftop position with breathtaking panoramic estuary views, this two-bedroom second floor apartment presents an exceptional opportunity for those with vision and renovation ambition. While requiring complete refurbishment, the potential to create a stunning coastal home in this prime location is extraordinary. The generous accommodation showcases a spacious 17'2" lounge featuring a distinctive turret bay window that frames those magnificent water vistas - imagine transforming this into a stunning living space where you can watch boats sailing the estuary. Two comfortable double bedrooms both benefit from those captivating estuary views, ensuring you wake to beautiful maritime panoramas each morning. The property is completed by a good-sized kitchen and spacious bathroom, both providing excellent foundations for contemporary redesign to your personal specifications. Offered with no onward chain, this represents a rare opportunity to acquire a property in one of the most sought-after clifftop locations at a price that reflects its current condition. The combination of spectacular views, generous proportions, and prime coastal position offers outstanding potential to create significant value through thoughtful renovation. For buyers seeking a project with exceptional end results, this property offers the perfect canvas to craft a dream coastal residence in an unrivalled location. Viewing is highly recommended to appreciate the stunning views and remarkable transformation potential this unique opportunity offers.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance lobby with staircase to second floor landing. Own front door to...

Entrance Hall

Security entryphone handset, painted floorboards, smooth plastered coved ceiling, doors off to...

Lounge 17'2 into bay x 10'7 (5.23m into bay x 3.23m)



Large turret bay window to front offering panoramic estuary views, additional window to side looking towards the Pier, radiator, feature cast iron fireplace with tiled inserts and hearth, painted floorboards, coved ceiling with ceiling rose...



Bedroom 1 22'8 x 10'8 max overall (6.91m x 3.25m max overall)



Windows to front offering panoramic estuary views, radiator, feature cast iron fireplace with tiled inserts and hearth, painted floorboards, smooth plastered coved ceiling with ceiling rose...



Bathroom 13' x 8'7 (3.96m x 2.62m)

White suite comprising freestanding roll top bath, separate enclosed shower cubicle, wall mounted wash hand basin, bidet, low level W.C., radiator/towel rail, fitted storage cupboard, smooth plastered coved ceiling with ceiling rose, window to side offering views towards the Pier...

Kitchen 12'1 x 5'11 (3.68m x 1.80m)

Range of fitted base units with toning roll edged working surfaces over, inset single drainer sink unit, integrated four burner gas hob with extractor hood over and space for an oven below, space for further appliances, matching range of wall mounted units, radiator, tiled splashbacks and flooring, smooth plastered ceiling, door to...

Bedroom 2 14'6 into bay x 12' (4.42m into bay x 3.66m)

Bay window to side offering views towards the Pier, radiator, built in wardrobe cupboard, built in cupboard housing gas central heating & hot water boiler, painted floorboards, smooth plastered coved ceiling with ceiling rose...

Externally

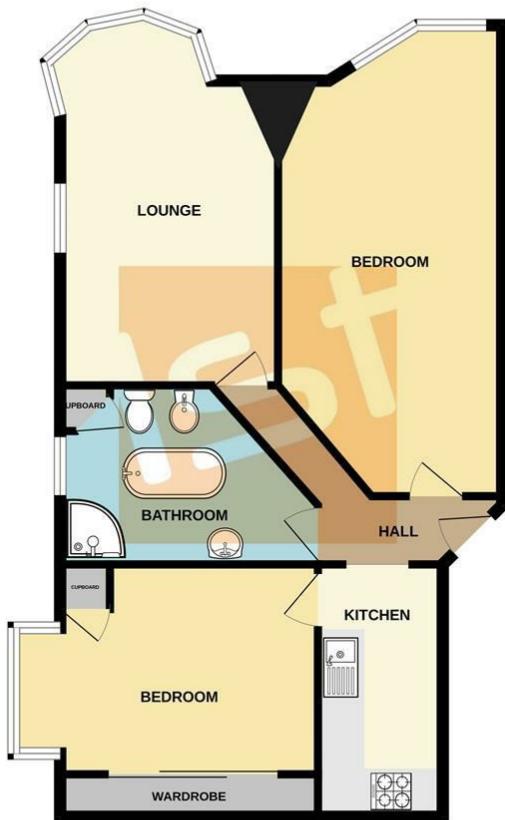
Well tended communal gardens mostly laid to lawn with established flower/ shrub borders and offering panoramic views across the estuary...

Parking

The property is located within a residents parking permit scheme with annual permits available from Southend-on-Sea City Council from £22 (£10.50 for fully electric vehicle) and more details can be found at - <https://www.southend.gov.uk/car-parks-1/types-parking-permit>

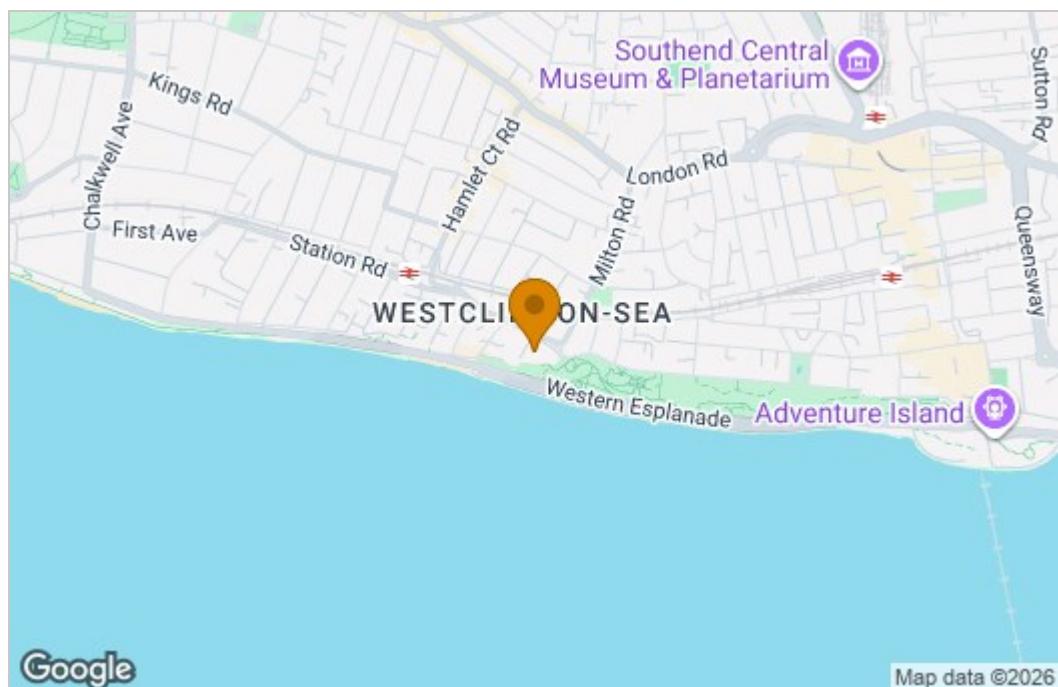
Floor Plan

SECOND FLOOR

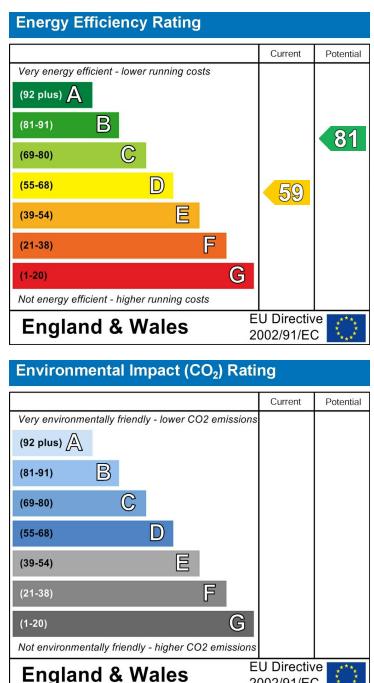


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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