



\* £350,000- £365,000 \* BEAUTIFUL SEA VIEWS \* SOUTH-FACING PATIO AREA \* PRIVATE FRONT ENTRANCE \* GROUND FLOOR WITH LONG LEASE \* SHORT WALK TO WESTCLIFF STATION \* Situated in a prime coastal location, this beautifully presented two-bedroom ground floor maisonette offers stylish living with uninterrupted sea views. Perfectly positioned just moments from the seafront, this charming home combines comfort, convenience, and an enviable lifestyle. The accommodation is comprised of; a private front entrance leading into a bright and welcoming hallway, a spacious lounge leading onto a south-facing patio area, a fully-fitted kitchen/breakfast room, a master bedroom with fitted wardrobes, a second bedroom, a modern three-piece bathroom, and a private courtyard. The property falls within the catchment area for the sought-after Belfairs Academy, and the renowned local grammar schools also conveniently nearby. Local amenities and excellent bus links are just around the corner, with Westcliff Station only a short stroll away — ideal for London commuters. This exceptional property is the perfect retreat for those seeking both comfort and inspiration by the water, and with its breathtaking sea view providing a stunning backdrop to everyday life, we are sure this property won't be on the market for long. Leasehold: 175 year lease(approx.) // Service charge: £0(approx.) // Ground rent: £250(approx.)

- Beautiful sea views
- Long lease
- Ground Floor
- Two double bedrooms
- Spacious lounge
- South-facing patio area with courtyard
- Short walk to Westcliff Station
- Private front entrance
- Three-piece bathroom
- Modern kitchen-breakfast room

## Clifton Drive

Westcliff-on-Sea

**£350,000**

Price Guide



# Clifton Drive



## Frontage

White rendered wall with communal pathway leading to private paved patio area, UPVC double glazed door leading to private entrance hallway and UPVC double glazed French doors leading to lounge.

## Entrance Hallway

11'5" x 3'4"

UPVC double glazed windows to front and side aspects, double radiator, tiled flooring.

## Lounge

15'6" x 12'4"

UPVC double glazed French doors leading to patio area, UPVC double glazed window to side aspect, two double radiators, smooth ceiling with original cornicing and ceiling rose, picture rail, skirting, oak hardwood flooring, cast iron feature fireplace with wooden surround and granite hearth.

## Kitchen-Breakfast Room

11'8" x 11'2"

UPVC double glazed windows to rear aspect, white gloss kitchen units both wall mounted and base level with granite worktop, kitchen comprised of; space for American style fridge freezer, eye-level Smeg oven, space for integrated microwave, integrated Siemens coffee machine, integrated Hoover washing machine/tumble dryer, integrated Bosch dishwasher, space for wine cooler, stainless steel integrated sink with waist disposal and matt black mixer tap, routed drainer, five ring Smeg gas burner, stainless steel Smeg extractor hood, breakfast bar, large integrated larder cupboard, smooth ceilings with original cornicing and ceiling rose, skirting, oak hardwood flooring.

## Hallway

11'9" x 20'6"8"

Radiator, large under stair storage cupboard, door leading to a communal hallway, smooth ceilings, picture rail, skirting, wood effect laminate flooring.

## Bedroom One

11'8" x 8'8"

UPVC double glazed window to side aspect with bespoke plantation shutters, radiator, fitted wardrobes, smooth ceilings, picture rail, skirting, carpet.

## Bedroom Two

12'2" x 7'1"

UPVC double glazed door leading to courtyard, UPVC double glazed window to side aspect, smooth ceilings, skirting, wood effect laminate flooring, radiator.

## Bathroom

9'1" x 4'4"

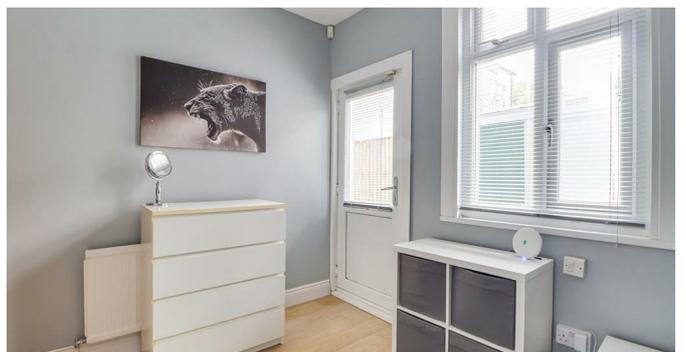
UPVC double glazed obscured window to rear aspect, chrome towel holder, vanity unit with wash basin and chrome mixer tap, WC, large walk-in spa shower, bespoke storage cupboards, smooth ceiling with inset spotlights, cornicing, floor to ceiling wall tiles, tiled flooring.

## Courtyard

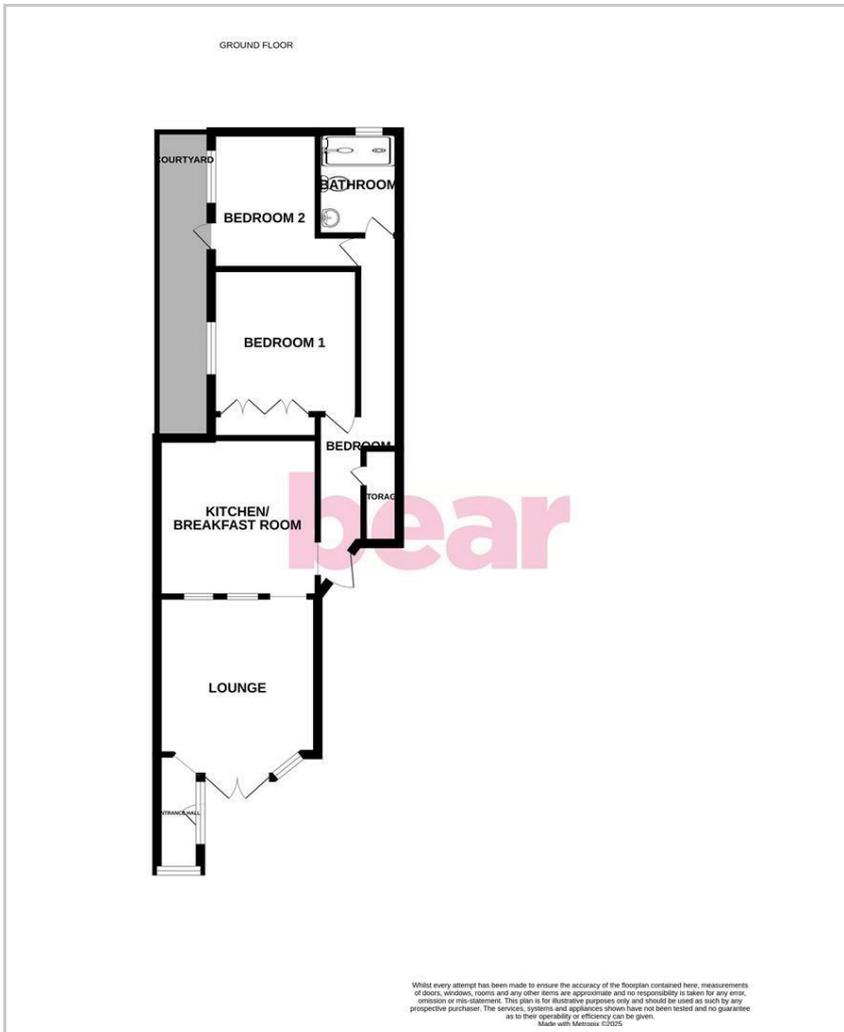
Hardstanding floor with plenty of room for seating area, shed to remain, rear gate is a fire exit door.

## Agent Notes:

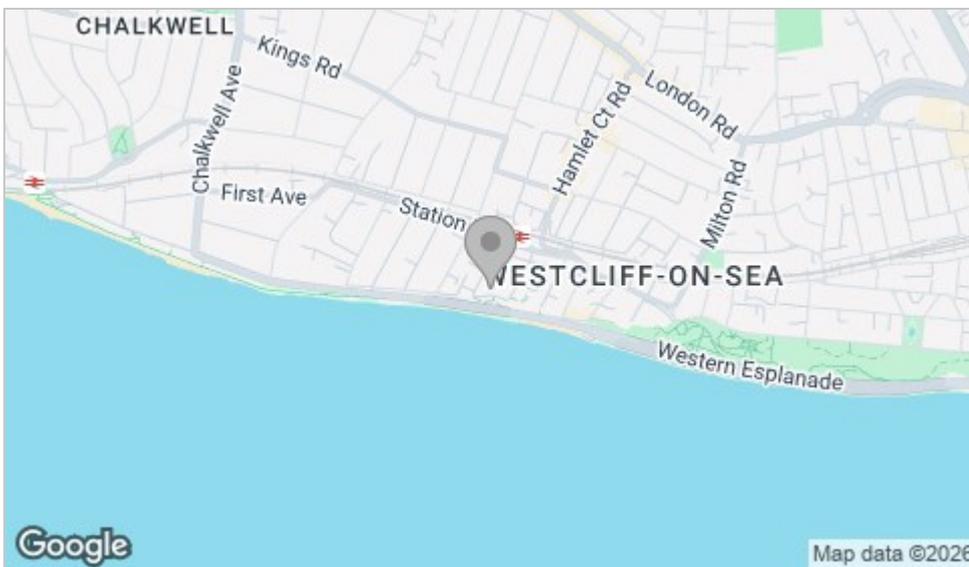
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# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

