



\* £500,000 - £550,000 \* Share of Freehold \* Sea Views \* Bear Estate Agents are delighted to present this two bedroom third floor coastal apartment, positioned on the prestigious Westcliff Parade. Offering breathtaking sea views across the estuary and over the picturesque Southend Cliff Gardens, this well-proportioned flat boasts generous living space, two bathrooms, a private balcony, a garage and communal parking — the ideal residence for downsizers, professionals, or those seeking a serene seaside lifestyle.

- Share of Freehold Coastal Third Floor Flat with Stunning Sea Views
- Large South Facing Lounge/Diner with Access to a Balcony
- Two Double Bedrooms with Built-In Wardrobes
- Double Glazing and Gas Central Heating
- Moments from Cliffs Pavilion, Seafront, Cliff Gardens and Amenities
- Situated Adjacent to Clifftown Conservation Area
- Private Balcony with Impressive Estuary and Cliff Gardens Views
- Ensuite Shower Room and a Separate Shower Room
- Private Garage plus access to Communal Off-Street Parking
- Close To Bus Links, London Road, City Centre and Train Stations

## Westcliff Parade

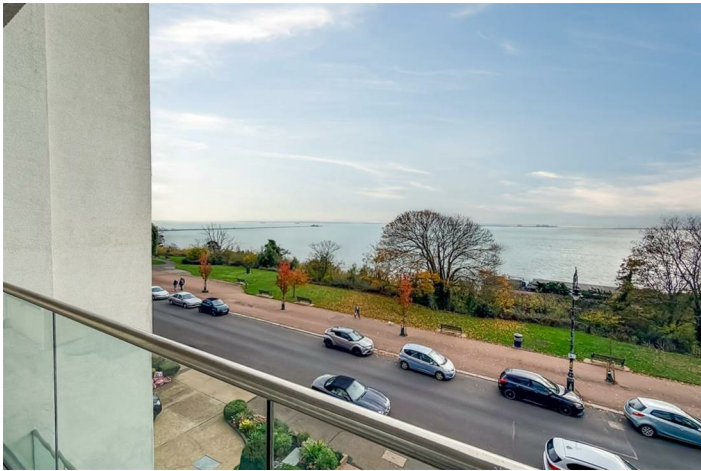
Westcliff-on-Sea

**£500,000**

Guide Price



# Westcliff Parade



A communal entrance provides lift access up to the third floor. Upon entering the property, a welcoming entrance hall provides built-in storage, leading to a bright and spacious south facing lounge/diner with direct access to a private balcony, presenting impressive sea views across the Thames Estuary and Kent coastline, perfect for relaxation or outdoor dining. There is a separate fitted kitchen, while the sleeping accommodation comprises two double bedrooms, both with built-in wardrobes. The master bedroom further benefits from its own ensuite shower room, complemented by a three piece shower room accessed from the hall. Externally, the property includes communal off-street parking and a garage, adding excellent convenience for residents. The home also benefits from double glazing and gas central heating throughout.

This enviable location places you just moments from the Clifftown Conservation Area, Cliffs Pavilion Theatre, the seafront, and the stunning Cliff Gardens. Westcliff Parade offers a peaceful and scenic setting with amenities, cafés, restaurants, bus links, London Road, and Southend's vibrant city centre all within easy reach. Both Southend Central and Westcliff Train Stations are nearby, providing direct access into London, making this an ideal coastal home with excellent commuter connections.

## Two Bedroom Third Floor Flat

### Entrance Hall

13'8 x 7'2

### Lounge/Diner

16'8 x 15'6

### Balcony

### Kitchen

11'6 x 9'6

### Bedroom One

13'4 x 12'0

### Ensuite

### Bedroom Two

13'4 x 9'10

### Shower Room

### Garage

### Communal Off-Street Parking





64.5 sq m (695 sq ft) approx.

bedroom  
bedroom  
ensuite  
entrance hall  
shower room  
kitchen  
lounge/diner  
balcony


**TOTAL FLOOR AREA: 64.5 sqm (695 sq ft) approx.**

Small every single room. This floor plan is subject to the accuracy of the survey conducted by the measuring agent. The measuring agent is not responsible for any errors or omissions in the floor plan. The floor plan is provided for information only and should not be used for any other purpose. The floor plan is not a contract and should not be used for any other purpose. The floor plan is not a contract and should not be used for any other purpose. The floor plan is not a contract and should not be used for any other purpose.



Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		78	78
<p><b>England &amp; Wales</b></p> <p><b>Environmental Impact (CO<sub>2</sub>) Rating</b></p>		<p>EU Directive 2002/91/EC</p> 	
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
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