



\* £200,000 - £220,000 \* ALLOCATED PARKING \* ROOF TERRACE \* BALCONY \* LONG LEASE \* MINUTES FROM THE BEACHFRONT \* AMENITIES ROUND THE CORNER \* Unique one-bedroom second floor flat offering sea glimpses, private roof access with stunning panoramic views, allocated parking, and a sought-after Westcliff-on-Sea location close to the seafront and transport links.

- Unique One Bedroom Second Floor Flat
- Sea Glimpses From Balcony
- Dual Aspect Double Bedroom
- Allocated Off-Street Parking Space
- Gas Central Heating
- Private Roof Access with Stunning Sea Views
- Open Plan Lounge/Diner
- Four Piece Bathroom
- Communal West Facing Garden
- Close to Seafront and Westcliff Train Station

## Cossington Road

Westcliff-on-Sea

**£200,000**

Guide Price



# Cossington Road



This charming and distinctive second floor flat offers bright accommodation throughout, alongside the rare benefit of exclusive roof access. The property comprises a spacious lounge/diner with access onto a private balcony enjoying sea glimpses, while a unique staircase rises from the lounge to the roof, which boasts stunning elevated views including views across the sea. This is the only flat within the building with direct roof access, creating a truly special feature. The property also offers a fitted kitchen, a dual aspect double bedroom filled with natural light, and a four-piece bathroom. Externally, residents benefit from communal access to a West-facing garden and one allocated off-street parking space to the front. Further benefits include part double glazing and gas central heating.

Situated on Cossington Road in Westcliff-on-Sea, the property is within easy reach of London Road, bus links, and Westcliff Train Station, making it ideal for commuters. Hamlet Court Road is just minutes away for a wide range of amenities, cafés, and restaurants, while the seafront and local theatres are also close by.

## One Bedroom Second Floor Flat

**Entrance Hall**  
10'6 x 5'1 > 2'3

**Lounge/Diner**  
19'5 x 14'3 > 10'5

**Balcony**

**Kitchen**  
15'5 x 6'4

**Bedroom**  
12'8 x 12'4

**Four Piece Bathroom**  
9'5 x 5'2

**Stairs to Roof Terrace**

**One Allocated Off-Street Parking Space**

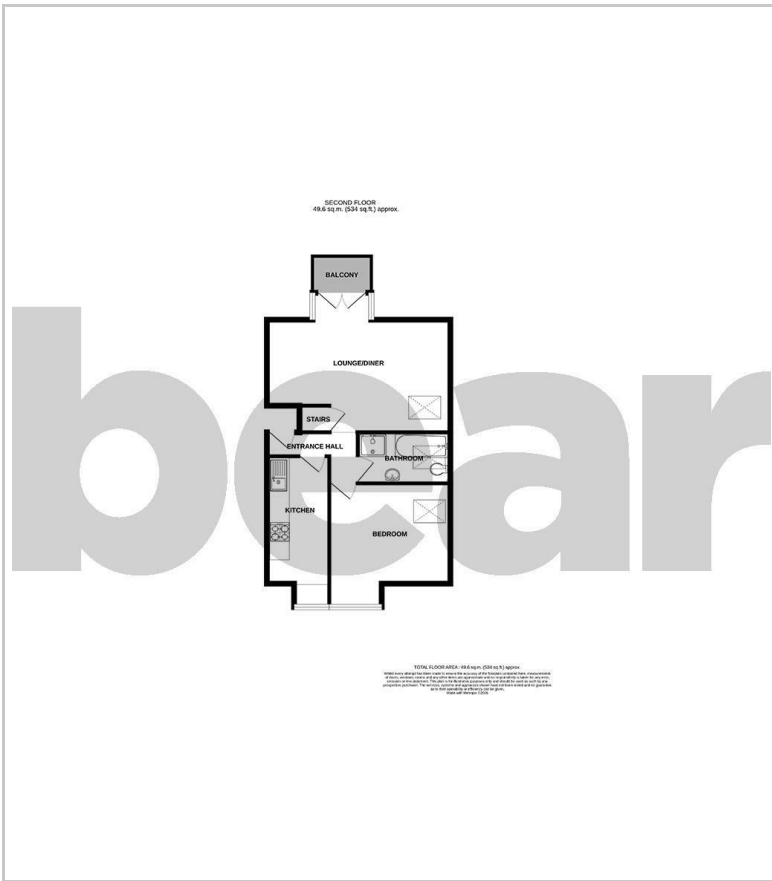
**Communal West Facing Garden**

## Agents Notes

In accordance with Section 21 of the Estate Agents Act we declare that an employee of Bear Estate Agents is a relation to the seller of the property.



## Floor Plan



## Area Map



## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

