



Seaforth Road | | Westcliff-on-Sea | SS0 7SJ

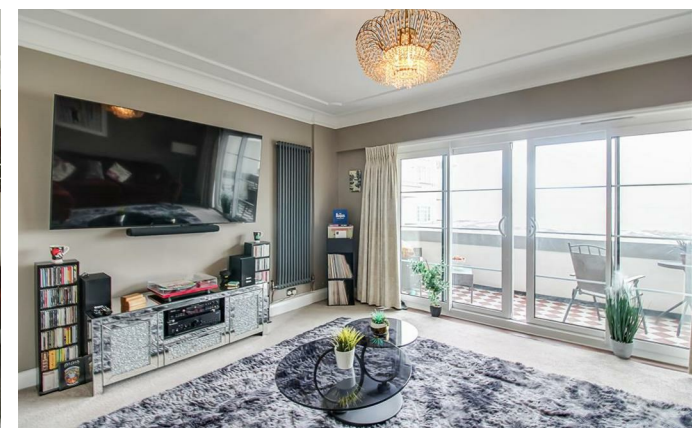
Guide Price £400,000

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Estate Agents

Seaforth Road |
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* £400,000 - £450,000 * Share of Freehold
* Spacious three-bedroom third floor apartment boasting breathtaking sea views across the Thames Estuary, a South-facing balcony, garage, and a prime Westcliff-on-Sea seafront position.

- Third Floor Apartment with a Share of Freehold
- Stunning Sea Views Across The Thames Estuary
- Spacious Lounge/Diner
- Built-in Storage and Wardrobes
- Lift Access and Communal Grounds
- Three Good-Sized Double Bedrooms
- South Facing Balcony
- Modern Four Piece Bathroom with a Walk-in Shower
- Garage in a Block and Off-Street Parking
- Double Glazing and Gas Central Heating



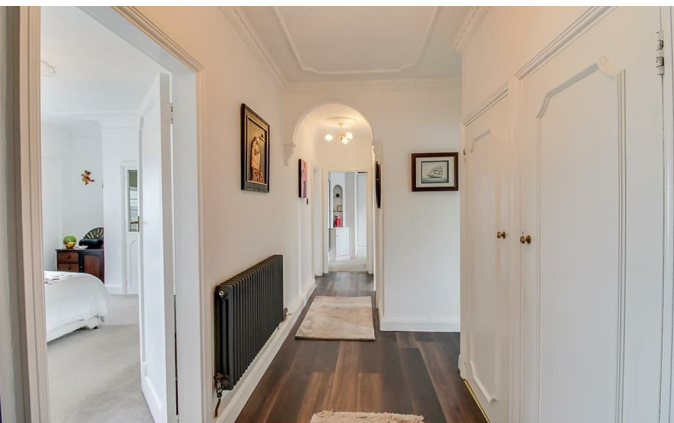


This impressive third floor flat offers generous accommodation throughout and enjoys stunning panoramic views over the Thames Estuary. The property welcomes you via an entrance hall with useful built-in storage, leading through to a spacious lounge/diner which benefits from patio doors opening onto a South-facing balcony, perfectly positioned to make the most of the spectacular coastal outlook. The good-sized kitchen is fitted with a fire door and provides ample space for day-to-day living. There are three well-proportioned double bedrooms, with the principal bedroom enjoying a South-facing aspect, sea views, and built-in storage. The second bedroom is equally generous and benefits from extensive built-in wardrobes. Completing the accommodation is a modern four-piece bathroom featuring a walk-in shower.

Residents benefit from lift access, well-maintained communal grounds, off-street parking, and a garage situated within a block. Further advantages include double glazing and gas central heating.

Situated in Argyll House on Seaforth Road in Westcliff-on-Sea, the property enjoys an enviable seafront setting and is within walking distance of a wide range of amenities, Westcliff Train Station, and excellent bus links. The property falls within the catchment areas for Barons Court Primary School, Milton Hall Primary School and Nursery, and Belfairs Academy, whilst also being conveniently positioned for highly regarded grammar schools.

Three Bedroom Third Floor Flat



Entrance Hall

24'0 x 5'3 (7.32m x 1.60m)

Lounge/Diner

16'1 x 15'2 (4.90m x 4.62m)

South Facing Balcony with Sea Views

Kitchen

10'9 x 8'9 (3.28m x 2.67m)

Bedroom One

15'2 x 13'1 (4.62m x 3.99m)

Bedroom Two

16'8 x 12'1 (5.08m x 3.68m)

Bedroom Three

11'10 x 8'9 (3.61m x 2.67m)

Four Piece Bathroom

8'3 x 8'3 (2.51m x 2.51m)

Lift Access

Off-Street Parking

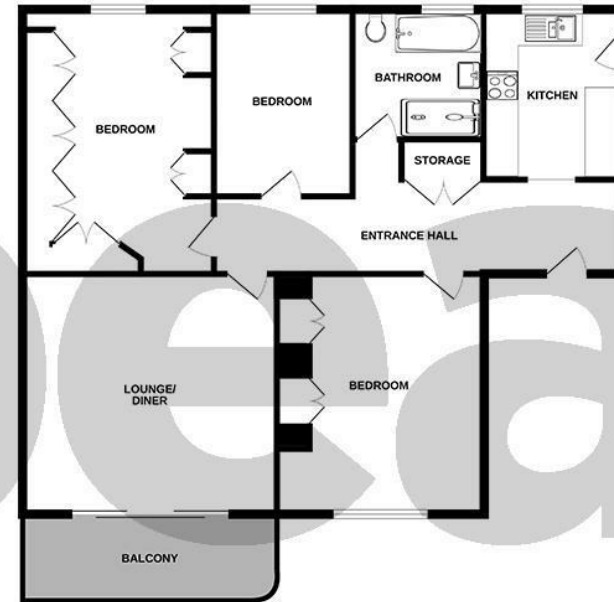
Garage

Communal Grounds





THIRD FLOOR
98.8 sq.m. (1064 sq.ft.) approx.



TOTAL FLOOR AREA: 98.8 sq.m. (1064 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, etc. are all by eye and there may be some minor variations. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown are not guaranteed and are provided as to their availability at the time of the survey. Made with HERSPEC 2008.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
	71
England & Wales	EU Directive 2002/91/EC

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