



FOR SALE

Argyll House, Seaforth Road, Westcliff-on-Sea SS0 7SH

Offers In Excess Of £575,000 Leasehold - Share of Freehold

- Ground Floor Apartment
- Iconic Art Deco Building
- Two Bedrooms
- 29' Lounge/Diner
- Modern Fitted Kitchen
- South Facing Terrace
- Stunning Estuary Views
- Communal Gardens
- Residents Parking
- Short Walk to Station

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Ground floor two double bedroom apartment in the sought-after Argyll House, a prominent Westcliff apartment building in an elevated seafront position. The apartment is located on the ground floor in the 'B' block and is stylishly decorated throughout offering two bedrooms with fitted storage, a spacious 29' lounge/diner with fitted storage, contemporary kitchen,

modern bathroom and second WC. The lounge/diner leads out to a south facing terrace with beautiful Estuary views. This iconic Art Deco building has recently been extensively renovated and refurbished offering stylish secure living, well-kept communal areas, attractive south facing communal gardens with feature fountain and residents parking. Just a short walk from the seafront and Westcliff station.

Entrance

Recently restored and refurbished throughout with secure entry phone system into pleasant communal areas. Front door into property.

Hallway

Spacious entrance hallway with tiled flooring, storage cupboard and doors to all rooms.

Lounge/Diner

29'1 x 15'1 max (8.86m x 4.60m max)

Spacious lounge diner with double glazed south facing window and double glazed double doors out to south facing terrace. The lounge area has fitted carpet, coving, radiator and pendant light and the dining area has a tiled floor, pendant light, coving, radiator and floor to ceiling fitted storage cupboards with mirrored doors.

Terrace

Double glazed double doors from lounge opening onto ground floor south facing terrace with tiled floor, access to communal gardens and Estuary views.

Kitchen

12'2 x 11'9 max (3.71m x 3.58m max)

Sliding door into good size kitchen with space for table and chairs and door out to rear. Double glazed window, tiled floor, spotlights and a range of gloss wall and base units with rolled edge work surface and inset sink with mixer tap. Integrated appliances include double eye level oven, hob and extractor.

Bedroom 1

16' x 12' (4.88m x 3.66m)

Master bedroom with double glazed window to rear, fitted carpet, radiator, ceiling light with fan and fitted mirrored wardrobes.

Bedroom 2

11'1 x 8'9 (3.38m x 2.67m)

Bedroom two with fitted carpet, double glazed window to rear, radiator and fitted wardrobes with mirrored doors.

Bathroom

11'1 x 5'5 (3.38m x 1.65m)

Fully tiled four piece bathroom with double glazed window to rear and spotlights. Panel bath, shower cubicle with glass door, vanity wash hand basin and WC.

WC

Separate cloakroom with tiled floor and half tiled walls, WC and vanity wash hand basin.

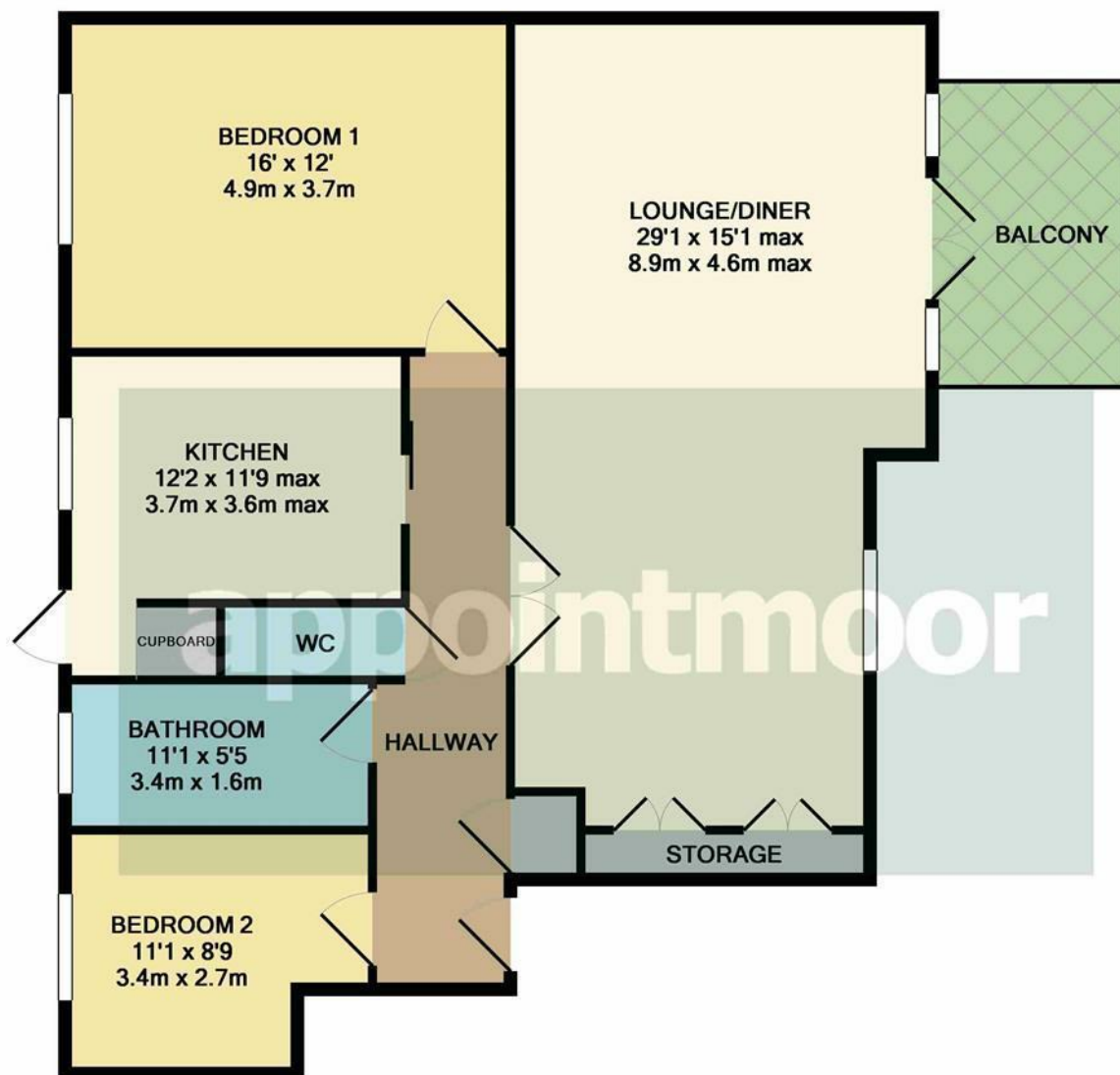
Communal Gardens & Parking

Attractive and well-maintained south facing communal gardens with feature fountain, landscaped lawns and panoramic Estuary views. Secure residents parking to rear of building on a first come, first served basis.

Tenure

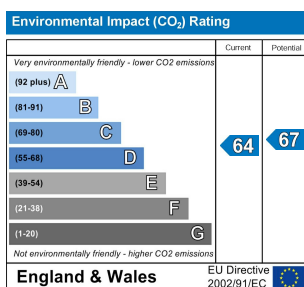
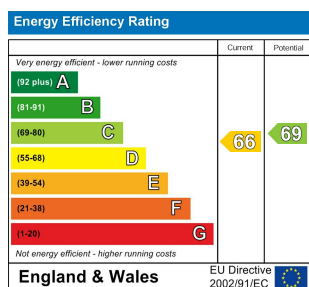
Share of freehold.





TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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