FOR SALE

Westcliff Parade,
Westcliff-On-Sea, SS0 7QH

Offers Over £350,000 Leasehold Council Tax Band - D

2 1 1 1011.81 sq ft

- Two-Bedroom Apartment With Generously Proportioned Accommodation
- Spectacular Eleventh-Floor Position With Far-Reaching Sea Views
- Open-Plan Kitchen, Living And Dining Arrangement With Breakfast Bar
- Light-Filled Lounge/Diner Opening Onto A Sea-View Balcony
- Double Bedroom With Bespoke Fitted Wardrobes & Enclosed Balcony
- Versatile Second Bedroom With Adaptable Built-In Storage
- Blue And White Shower Room With Large Walk-In Shower
- Three Additional Hallway Storage Cupboards For Everyday Convenience
- Private Garage With Fitted Cabinets, Shelving And Residents' Communal Parking
- Prestigious Location Near The Seafront, Cliff Gardens, Cliffs Pavilion And Stations

Description

Set high above the coastline on the eleventh floor, this impressive apartment combines generous proportions with an uplifting sense of light and openness. Sea views through all windows, while the sociable kitchen, bright lounge/diner, two versatile double bedrooms, balcony, bespoke storage and stylish shower room create an exceptionally comfortable home designed for effortless everyday living.

Tower Court offers the reassurance and convenience of a well-managed residential setting, complete with secure entry, lift access and thoughtfully maintained communal areas. Residents enjoy communal parking, attractive shared gardens with seating and a valuable private garage, generously sized for a car while still providing fitted cabinets and shelving for practical additional storage.

Occupying a prestigious cliff-top position on Westcliff Parade, the apartment places coastal walks, landscaped gardens, entertainment and everyday conveniences within easy reach. Westcliff Beach, Cliff Gardens and the Cliffs Pavilion are nearby, while Westcliff and Southend Central stations provide c2c connections towards London Fenchurch Street, making the location equally appealing for leisure and commuting.

Measurements

Hallway
4.26m x 1.93m 3.12m x 0.91m (13'11" x 6'3" 10'2" x 2'11")
Kitchen
5.20m x 3.76m (17'0" x 12'4")
Lounge/Diner
6.43m x 3.80m (21'1" x 12'5")
Bathroom
1.59m x 2.54m (5'2" x 8'3")
Bedroom 1
4.62m x 3.28m (15'1" x 10'9")
Bedroom 2
4.51m x 2.10m (14'9" x 6'10")
Enclosed balcony
1.22m x 2.57m (4'0" x 8'5")

Interior

This remarkably spacious apartment welcomes you with a broad entrance hallway that creates an immediate sense of proportion, complemented by three additional storage cupboards that keep everyday belongings neatly concealed. At the heart of the apartment is an inviting open-plan kitchen designed around modern living and effortless entertaining. A breakfast bar provides a natural area for relaxed dining or conversation with guests, while generous cabinetry ensures there is ample room for cookware and provisions. Integrated appliances, including a washing machine and dishwasher, contribute to the kitchen's clean, streamlined finish. A wonderfully bright lounge and dining space, where large glass sliding doors draw the eye towards the sea and onto the balcony, creating a memorable setting for a morning coffee, an evening drink or simply watching the ever-changing coastal outlook. The first bedroom is an impressive double room, enhanced by bespoke fitted wardrobes and direct access to an enclosed balcony. This valuable additional space could be enjoyed as a peaceful reading area, hobby space or sheltered spot from which to appreciate the elevated views. The second bedroom, currently featuring an open bookshelf-style storage arrangement that equally could be fitted with doors to create a built-in wardrobe. Completing the interior is a shower room finished in a bold blue and white colour scheme. A generous walk-in shower, hand basin set in a vanity unit and W/C combine practicality with personality, creating a refreshing and distinctive space.

Exterior

Tower Court provides a reassuring combination of security, convenience and community. A secure telephone entry system controls access into the building, while lift service makes reaching the eleventh floor straightforward. Outside, residents have access to communal parking together with attractive shared gardens. Seating areas provide pleasant places to relax, meet neighbours or spend time outdoors without leaving the development. A particularly valuable feature is the property's private garage. Large enough to accommodate a car, it also benefits from fitted storage cabinets and shelving, making it ideal for tools, leisure equipment, seasonal belongings or additional household storage. The residents' committee plays an active role in the running of the development, arranging social occasions and ensuring the main building doors are secured during the evening. The combination of residents' parking and a private garage is a considerable advantage in such a desirable coastal setting.

Location

Tower Court occupies a prestigious cliff-top position on Westcliff Parade, placing residents within moments of the coastline and some of Southend's most recognisable attractions. Southend Cliff Gardens, with its landscaped planting, peaceful pathways and sweeping Thames Estuary views, is close at hand, while Westcliff Beach, the Archway Cafés, Rossi Ice Cream Parlour and the Cliffs Pavilion can all be reached on foot. The Cliffs Pavilion is one of Essex's leading entertainment venues, presenting an extensive programme of theatre, music, comedy and live performance. Southend High Street and the Royals Shopping Centre offer a broad selection of shops, cafés, restaurants and everyday services, with Southend Pier, Adventure Island and the wider seafront attractions also within easy reach. For additional green space, residents can enjoy nearby Prittlewell Square, while Chalkwell Park and Priory Park provide further opportunities for walking, recreation and outdoor leisure. Transport connections are another significant benefit. Southend Central and Westcliff railway stations are both approximately half a mile from the property, providing c2c services towards London Fenchurch Street and convenient connections along the Essex coastline. Local bus stops support easy travel around Westcliff, Southend and surrounding districts. Families and buyers considering educational facilities will find several schools nearby, including St Bernard's High School, Barons Court Primary School and Nursery, Milton Hall Primary School and Nursery and St Helen's Catholic Primary School. Combining coastal scenery, attractions, convenient transport and established amenities, this distinguished Westcliff address offers an enviable lifestyle in one of the area's most recognisable locations.

Tenure

Leasehold
Years remaining: 937
Annual ground rent: £44.00
Annual service charge: £2,636.30
Both paid in 6 monthly installments in March and September.

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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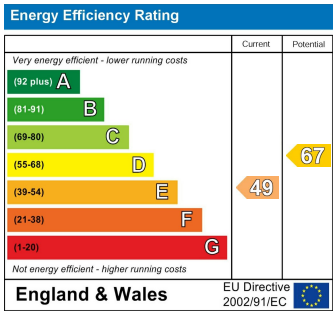

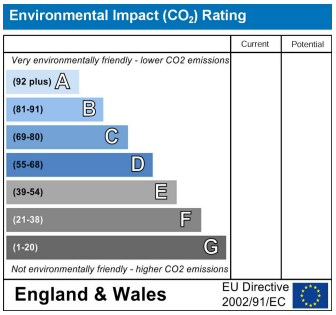

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