



# FOR SALE

**Westcliff Parade,  
Westcliff-On-Sea SS0 7QE**

Guide Price £425,000 Leasehold - Share of Freehold Council Tax Band - E

2 2 2 1076.39 sq ft

- Elegant Ground Floor Two Bedroom Apartment With Timeless Period Features
- No Onward Chain And Ready To Go
- Elevated Position Offering Extraordinary Sea Views
- Set In A Prestigious Conservation Area With Exceptional Kerb Appeal
- Spacious Lounge With Ornate Ceiling Roses And Shuttered Arched Windows
- Modern Kitchen With Integrated Appliances And Sea Views
- Direct Access To Beautifully Maintained Communal Gardens
- En-Suite To Bedroom One For Added Privacy And Convenience
- Off-Street Parking And Private Garage For Added Convenience
- Prime Location Near Cliff Gardens, Cliffs Pavilion, And Westcliff Station

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

**appointmoor**

## Description

\*Guide Price £425,000 - £450,000\*

Nestled in the charming Shorefield conservation area, this unique ground floor two bedroom apartment on Westcliff Parade offers a delightful blend of comfort and coastal living. Boasting two spacious double bedrooms, this property is perfect for those seeking a serene retreat by the sea. Situated within an attractive building that provides stunning views of the sea means you can enjoy the beauty of the coastline from the comfort of your home.

The direct access to the beautifully maintained communal gardens enhances the appeal of this residence, providing a perfect space for relaxation or leisurely strolls. Additionally, the property includes a garage and parking in the private communal driveway.

Location is key, and this apartment does not disappoint. Just a few steps from the beach, you will find yourself immersed in the vibrant seaside lifestyle. A short walk will take you to the mainline station, making commuting a breeze, while an array of shops and restaurants are within easy reach. The iconic Cliffs Pavilion, known for its entertainment offerings is nearby for those who enjoy the arts. With its prime location, stunning views, and charming features, this ground floor apartment is a must-see for anyone seeking a coastal haven in Westcliff-On-Sea.





## Measurements

Lounge  
21'10 x 11'7 (6.65m x 3.53m)  
Conservatory  
17'2 x 11'10 (5.23m x 3.61m)  
Kitchen  
13'3 x 11'10 (4.04m x 3.35m)  
Bedroom 1  
14'2 x 10'10 (4.32m x 3.30m)  
En-Suite  
Bedroom 2  
10'4 x 9'8 (3.15m x 2.95m)  
Bathroom

## Interior

Step into elegance with this wonderfully refined ground-floor apartment, where timeless character meets modern comfort. A graceful hallway with an arched walkthrough sets the tone for this special apartment. A spacious lounge adorned with ornate ceiling roses, charming window arches, and classic shuttered blinds create an opulent living space. The adjoining conservatory offers captivating sea views and direct access to the beautifully maintained communal gardens, creating a seamless indoor-outdoor flow. The stylish kitchen features sleek modern cabinetry, integrated appliances, and unique eye catching work surfaces, with space for a breakfast table — all complemented by continued views of the shimmering coastline. Bedroom 1 is a generous double with a private en-suite shower room, while the second double bedroom includes built-in wardrobes for effortless storage. A calming bathroom in neutral tones completes this exceptional coastal retreat.

## Exterior

Radiating period charm and sophistication, this property is as beautiful outside as it is within. Set in a prestigious conservation area, the building's façade boasts irresistible curb appeal and classic architectural

elegance. Mature communal gardens embrace the property, positioned high above the seafront to offer sweeping, uninterrupted views. Residents enjoy off-street parking within a private car park, as well as the luxury of a garage for additional storage. Inside, the communal areas exude grandeur and are lovingly maintained with period flair, while a secure intercom entry system provides both peace of mind and security to the residence.

## Location

Perfectly positioned above the renowned Cliff Gardens and just a short stroll to the seafront, this apartment offers the very best of coastal living. Enjoy leisurely walks along scenic paths, stop for a treat at Rossi's famous ice cream parlour, or indulge in local dining and boutique shopping. The nearby Cliffs Pavilion provides a vibrant calendar of performances and events for arts enthusiasts, while Westcliff Train Station ensures convenient links for commuters or weekend adventurers. Here, every day feels like a seaside escape.

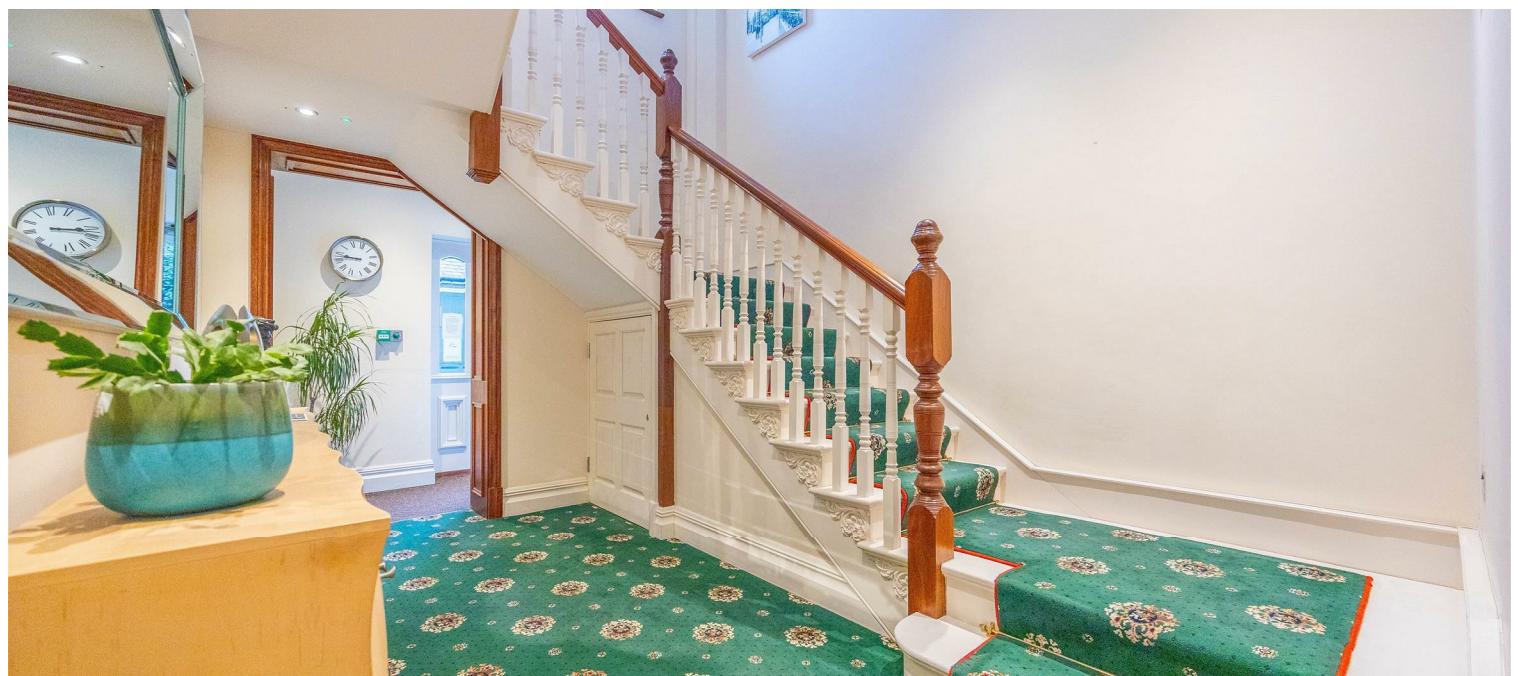
## School Catchments

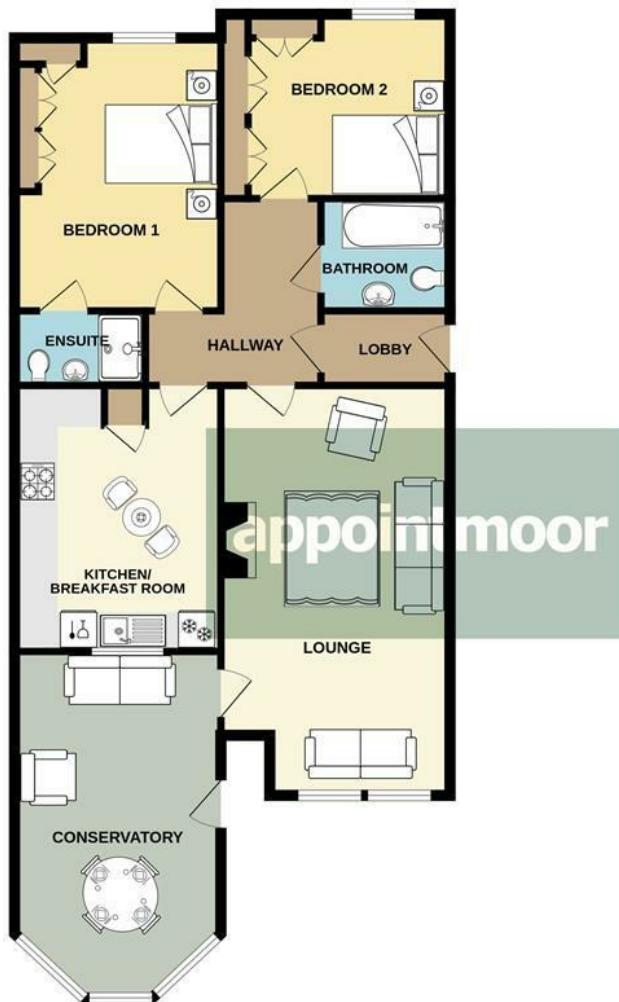
Barons Court Primary School/Milton Hall Primary School and Nursery  
Belfairs Academy

## Tenure

Leasehold with a share of freehold.  
Years remaining: 980  
Annual service charge: £3000







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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Energy Efficiency Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	0

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	0

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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