



# FOR SALE

## Overcliff, Manor Road, Westcliff-On-Sea SS0 7SE

£475,000 Leasehold - Share of Freehold

- Seventh Floor Apartment
- Two Double Bedrooms
- Private South Facing Balcony
- Spacious Lounge Diner
- Superb Views from All Rooms
- Share of Freehold
- Allocated Underground Parking Space
- Lift to All Floors
- Moments from Seafront & Station
- No Onward Chain

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

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## Description

Delightful and incredibly spacious, this seventh floor apartment with private south facing balcony offers amazing far reaching views from every room! Large lounge diner, two double bedrooms with fitted storage, kitchen breakfast room, bathroom and cloak room with additional storage cupboards in the hallway. The highly regarded and sought after Overcliff is located at the seafront end of Manor Road and offers elevated views across the Estuary, being just a

short stroll down to the seafront and convenient for the rail station and amenities. The apartment is complete with an allocated underground parking space, a share in the freehold and no onward chain. Additional visitor parking is available, the building also offers a passenger lift to all floors and secure entry phone system. Viewing advised.

### Entrance

Well kept communal areas with secure entry phone system and passenger lift to all floors. Front door into apartment.

### Hallway

Hallway with fitted carpet and doors to all rooms. Two storage cupboards and hall cupboard with access to rubbish chute.

### Lounge Diner

Spacious lounge diner with double glazed window to side aspect offering far reaching views and sliding double glazed doors out to south facing balcony. Fitted carpet, coving and two radiators.

### Balcony

Part enclosed south facing balcony with tiled floor and glass balustrade affording beautiful views of the Estuary and beyond.

### Kitchen

Kitchen to rear aspect with double glazed window, spotlights and vinyl floor. Range of wall and base units with rolled edge work surface, tiled walls and inset sink with mixer tap. Integrated double eye level oven, hob and extractor.

### Bedroom 1

Bedroom to front aspect with south facing double glazed window and door to balcony. Fitted carpet, coving, radiator and a range of fitted wardrobes.

### Bedroom 2

Bedroom to rear aspect with two double glazed windows, fitted carpet, coving, radiator and fitted wardrobe.

### Bathroom

Three piece suite comprising of WC, vanity wash hand basin and large walk in shower with glazed screen. Double glazed window and tiled walls.

### WC

Two piece suite comprising of WC and vanity wash hand basin. Fully tiled, chrome heated towel rail and extractor fan.

### Parking

Allocated parking space in the secure underground car park. Additional visitor parking available.

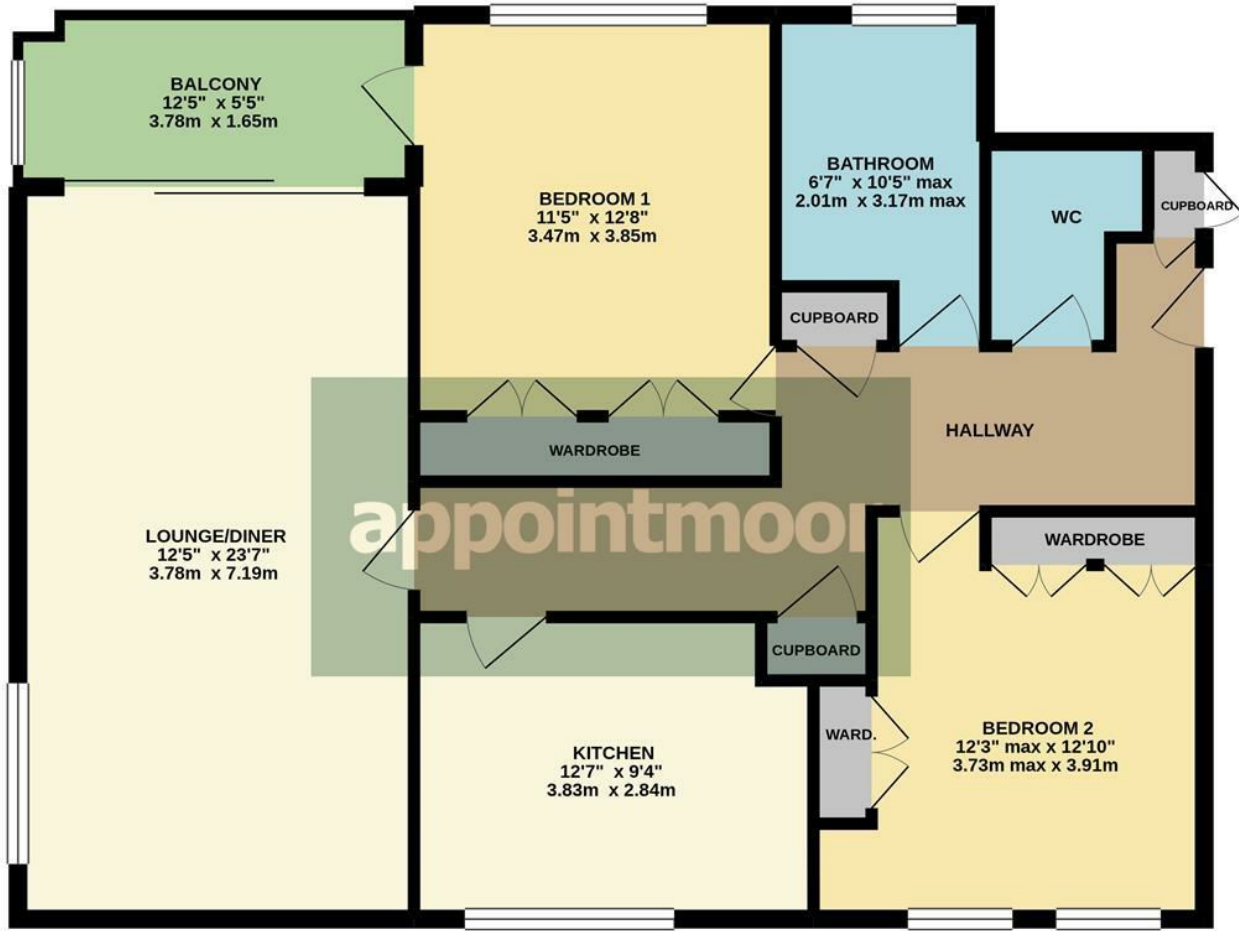
### Tenure

Share of Freehold



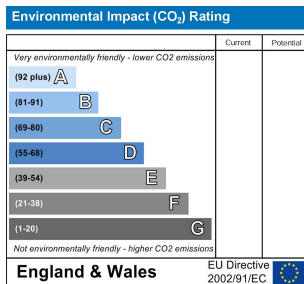
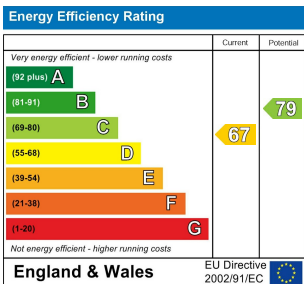


SEVENTH FLOOR  
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.





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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