



# FOR SALE

## Westcliff Parade, Westcliff-On-Sea SS0 7QZ

Offers Over £525,000 Leasehold Council Tax Band - F

2  2  1  818.00 sq ft

- Breathtaking Fifth-Floor Two Bed Apartment With Panoramic Sea Views
- Ready To Go With No Chain
- Spacious And Elegant Lounge/Dining Area
- Balcony With Space For Outdoor Seating To Enjoy Evening Sunsets
- Wrap-Around Kitchen With Ample Storage And Integrated Appliances
- Spacious First Bedroom With Built-In Wardrobes And En-Suite
- Striking Grand Bathroom Featuring Step Up Bath And Double Sinks
- Secure Entry System With Private Garage And Residents' Parking
- Lift Access To All Floors
- Prime Location Near Seafront, Cliffs Pavilion, And Train Stations

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

**appointmoor**

## Description

Effortlessly blending style with functionality, this fifth-floor apartment with no chain offers elegant living with panoramic sea views. A beautifully appointed lounge and dining area lead to a private balcony, perfect for alfresco moments. Two spacious bedrooms, including a luxurious en-suite and a striking, marbled style grand bathroom, complete a home designed for comfort and sophistication.

The building impresses with crisp white exteriors and landscaped greenery frontage, creating an immediate sense of prestige. Enjoy the added convenience of secure entry, a private garage, and residents' parking — all within a quiet, immaculately maintained complex that feels both welcoming and exclusive.

Just steps from the sea and set within walking distance of Southend's vibrant amenities, this apartment offers the ultimate in lifestyle convenience. From theatre nights at the Cliffs Pavilion to beach days and easy commutes via nearby stations, every aspect of modern living is at your doorstep, all in a beautifully serene coastal setting.





## Measurements

Lounge/Diner

16'3 x 16'0 < 20'4 (4.97m x 4.88m < 6.20m)

Kitchen

9'3 x 11'2 (2.83m x 3.42m)

Hallway

16'6 x 6'9 > 2'7 (5.04m x 2.07m > 0.81m)

Bedroom 1

12'1 x 11'5 (3.69m x 3.49m)

En-suite

5'5 x 5'8 (1.67m x 1.74m)

Bedroom 2

12'10 x 9'3 (3.93m x 2.82m)

Bathroom

9'4 > 5'8 x 9'4 (2.87m > 1.74m x 2.85m)

## Interior

Step inside this exceptional fifth-floor apartment where elegance meets coastal charm. The spacious lounge/diner immediately captivates, offering breath taking sea views through sliding doors that open to a generous balcony, the perfect setting for a peaceful morning tea or an evening under the stars. The kitchen, a wonderful area with cabinets that wrap around the space, providing an abundance of storage in both base and wall units, along with ample work surfaces for culinary creativity and seamless integrated appliances. The grand hallway creates a striking first impression, leading gracefully to the left to the living spaces and to the right to the bedrooms and bathroom. Bedroom 1 is a sanctuary, complete with multiple built-in wardrobes and an exquisite en-suite adorned in bronze and soft neutral tones. The three-piece suite features a corner vanity, W/C, and a contemporary shower. The second bedroom is equally spacious, offering built-in wardrobes that cleverly conceal a fold-down bed – ideal for versatility and maximising space. The bathroom is a luxurious statement in design: black and green marbled finishes evoke a sense of opulence, with an elevated bathtub flanked by ornamental columns, twin sinks within a generous vanity unit, and W/C.

## Exterior

From the moment you arrive, the building's pristine white façade and lush, mature landscaped foliage create an immediate sense of sophistication and serenity. The exterior is meticulously maintained, offering a striking curb appeal that reflects the quality within. A secure entry system ensures peace of mind, while the property includes both a private garage and access to a residents' car park discreetly positioned to the side. Whether returning home or welcoming guests, the exterior experience is one of grace and ease.

## Location

Ideally perched just above the seafront on Westcliff Parade, this apartment enjoys proximity to a variety of coastal attractions. A short walk delivers you to the promenade, where you can take in the fresh sea air, indulge in local amenities, or simply enjoy a quiet moment overlooking the water. Cultural highlights like the Cliffs Pavilion offer nearby entertainment, while the vibrant Southend City Centre is within walking distance – providing shopping, dining, and everyday essentials. With two mainline train stations just a stroll away, commuting is effortless. Scenic cliff gardens and sandy beaches invite you to unwind, making this an address that promises a lifestyle as rich as it is relaxed.

## School Catchments

Barons Court Primary School/Milton Hall Primary School and Nursery

Belfairs Academy

Local Grammar Schools:

Southend High School For Boys/Girls

Westcliff High School For Boys/Girls

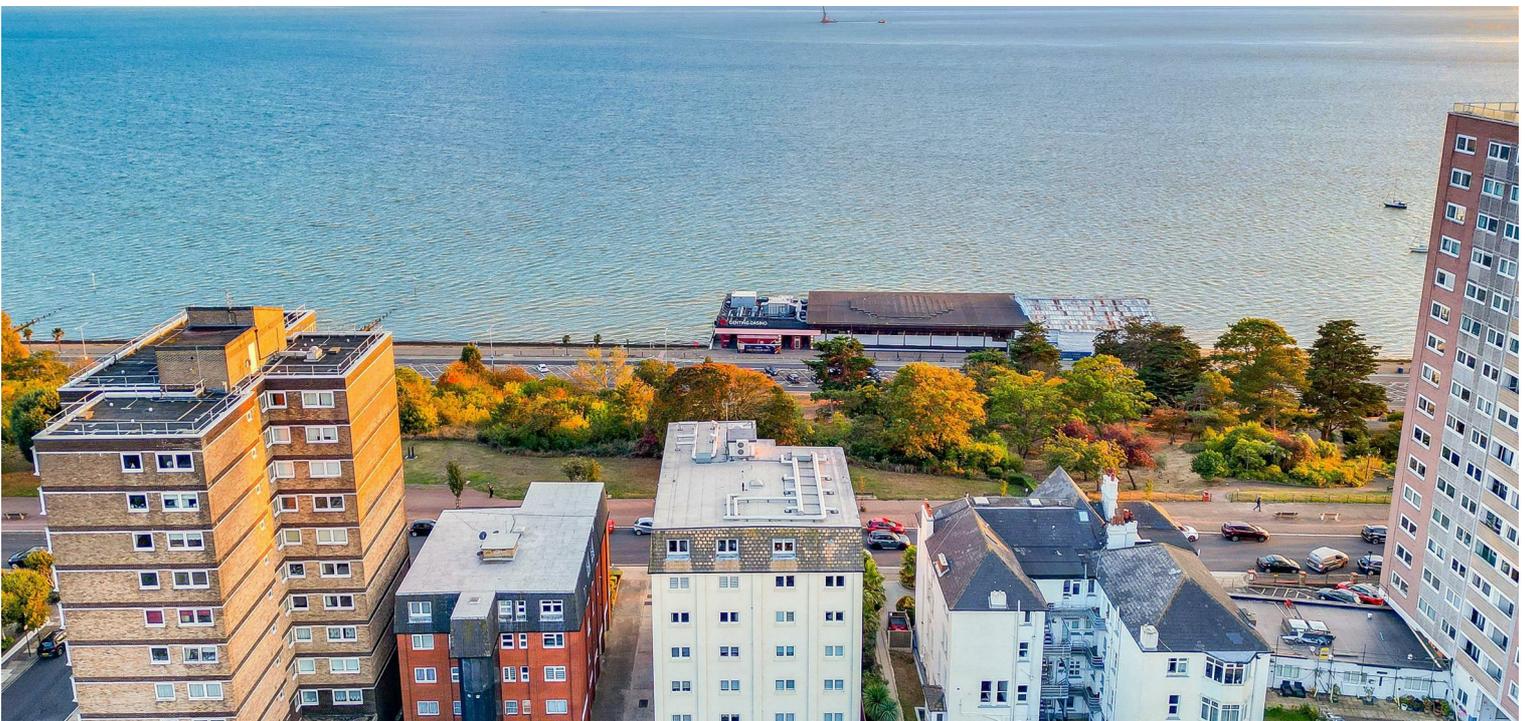
## Tenure

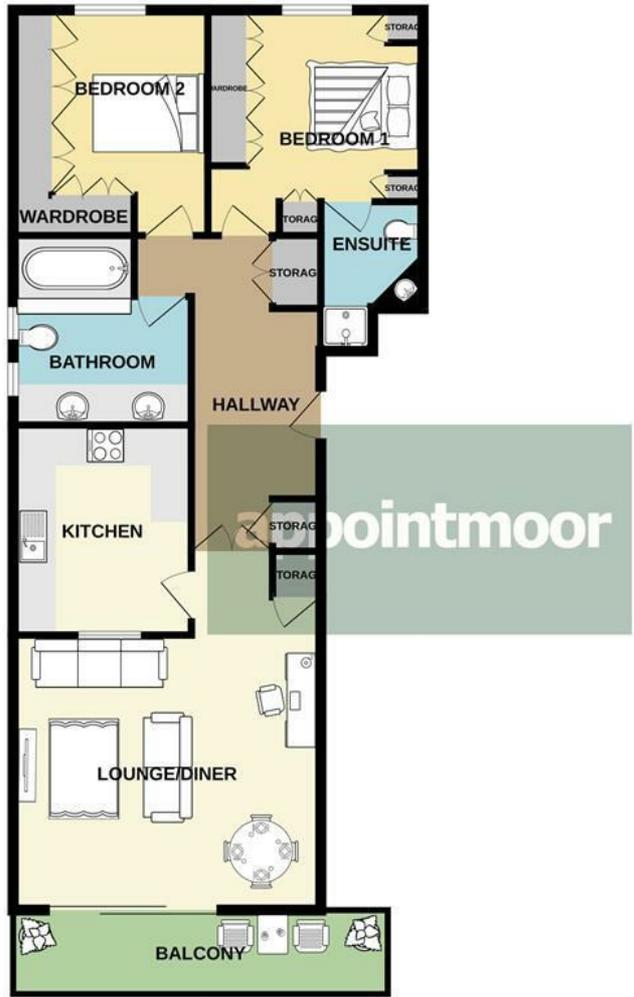
Leasehold - Share Of Freehold

Years Remaining: 959

Annual Service Charge: £2800.00







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	78	78

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		

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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