



# FOR SALE

## Argyll House, Seaforth Road, Westcliff-On-Sea SS0 7SH

Guide Price £500,000 Share of Freehold

- Second Floor Apartment
- Iconic Seafront Building
- Two Double Bedrooms
- Private Balcony
- Estuary Views
- Large Lounge Diner
- Separate Kitchen
- No Onward Chain
- Well Kept Communal Gardens
- Convenient for Westcliff Station

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

**appointmoor**

## Description

Guide Price £500,000 - £550,000. Second floor two double bedroom apartment in the sought-after Argyll House, a prominent Westcliff apartment building in an elevated seafront position. This iconic Art Deco building has recently been extensively refurbished and offers stylish, secure living with amazing Estuary views. The apartment is located on the second floor and offers two double bedrooms, spacious lounge/diner, separate kitchen and four piece bathroom.

Fully double glazed and fitted storage to both bedrooms and hallway. Accessed via the lounge diner is a tiled, private balcony with beautiful elevated views. The building has well-kept communal areas, attractive south facing communal gardens with feature fountain, and residents parking on a first come, first serve basis. Just a short walk from the seafront and Westcliff station. Sold with NO ONWARD CHAIN.

### Entrance

Attractive communal areas with secure entry phone system, lift and stairs to all floors. Front door into property.

### Hallway

Spacious entrance hallway with fitted carpet, inset spotlights, radiator and two storage cupboards. Doors to all rooms.

### Lounge Diner

29'1 x 16'8 (8.86m x 5.08m)

Great size lounge open through to dining area. Fitted carpet, coving, three radiators and inset spotlights. Large double glazed window and two double french doors leading out to the private balcony with Estuary views.

### Balcony

Private brick built balcony with tiled floor and views across the communal gardens and Estuary.

### Kitchen

11'3 x 9'7 (3.43m x 2.92m)

Fitted kitchen with a range of wall & base units, stainless steel sink and drainer with mixer tap, straight edge work surface and fully tiled walls. Tiled floor, radiator, inset spotlights, integrated double eye level Neff oven, integrated hob and extractor. Cupboard with space for washing machine.

### Bedroom 1

15'8 x 12'2 (4.78m x 3.71m)

Bedroom with fitted carpet, double glazed window with Estuary views, radiator and extensive fitted wardrobes.

### Bedroom 2

12'2 x 11'10 (3.71m x 3.61m)

Bedroom with fitted carpet, double glazed window, radiator and extensive fitted wardrobes.

### Bathroom

9'9 x 8'1 (2.97m x 2.46m)

Four piece bathroom comprising of WC, vanity wash hand basin, panel bath and corner shower cubicle with glazed door. Fully tiled walls and floor, obscure double glazed window to rear, chrome heated towel rail and inset spotlights.

### Tenure

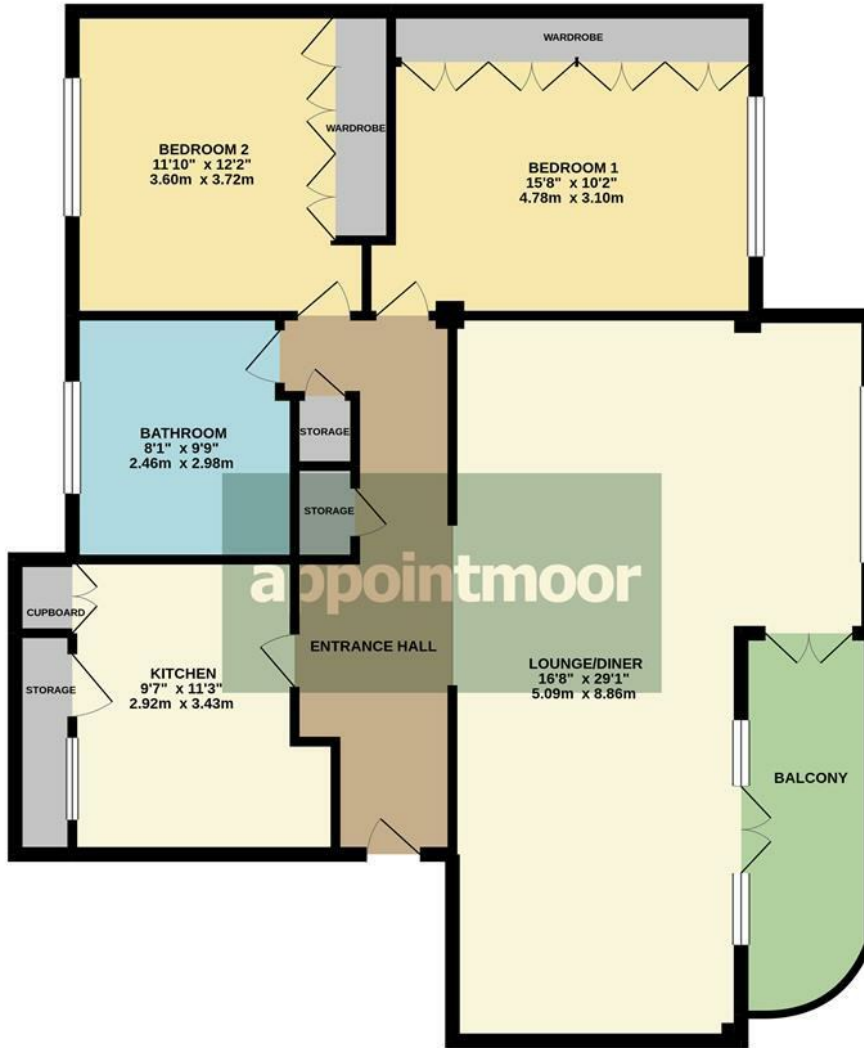
Share of Freehold  
No Onward Chain

### Parking & Gardens

Residents parking to rear on a first come, first served basis. Well maintained communal gardens and seating area with elevated far reaching Estuary views. Communal roof terrace.

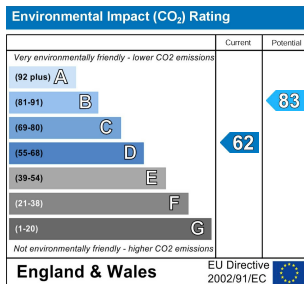
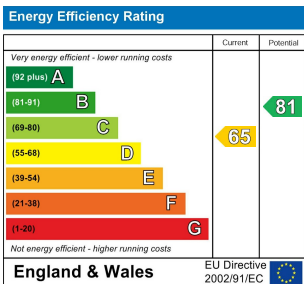


2ND FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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.  
Made with Metropix ©2020



**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

**appointmoor**

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

- [facebook.com/appointmoor](https://facebook.com/appointmoor)
- [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
- [twitter.com/appointmoor](https://twitter.com/appointmoor)
- [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)