



FOR SALE

Argyll House, Seaforth Road, Westcliff-On-Sea SS0 7SJ

Guide Price £500,000 Share of Freehold

- Iconic Art Deco Building
- Third Floor Apartment
- Two Double Bedrooms
- Two Reception Rooms
- Private Balcony with Sea Views
- Garage to Rear
- Passenger Lift to All Floors
- Communal Gardens & Sun Room
- Moments from Seafront
- Short Walk to Station

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

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Description

Guide Price £500,000 - £520,000.

Third floor apartment in the sought-after Argyll House, a prominent Westcliff apartment building in an elevated seafront position. The apartment is located on the third floor with incredible Estuary views from the private corner balcony. Offering a spacious hallway with ample storage, two double bedrooms, two large reception rooms, separate kitchen, bathroom and utility/WC. Including garage to rear

with further residents parking available and a share of freehold. This iconic Art Deco building has been extensively refurbished and offers stylish, secure living with amazing Estuary views. The building has a secure entry phone system, well kept communal areas with passenger lift to all floors and attractive south facing communal gardens with feature fountain. Just moments from the seafront and a short walk to Westcliff station.

Entrance

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

Hallway

Spacious hallway with three large storage cupboards, fitted carpet, coving and doors to all rooms.

Lounge

Great size lounge with folding doors out to private corner balcony affording stunning views across the Estuary. The lounge has fitted carpet, coving, cast iron radiator and decorative feature fireplace.

Balcony

Curved balcony with south facing views across the Estuary. Good size area with tiled floor which can accommodate table, chairs and sun loungers.

Kitchen

Spacious kitchen to rear with double glazed window and wooden floor. The kitchen has a range of fitted base units with wooden work surface, ceramic butler sink with mixer tap and space for range cooker with decorative tiled splash back. Wall mounted boiler and cast iron radiator.

Dining Room

Versatile reception room which could become a third bedroom with double glazed window, fitted carpet, coving and cast iron radiator.

Bedroom 1

Generous size bedroom with curved double glazed window, fitted carpet, coving, cast iron radiator and extensive fitted wardrobes.

Bedroom 2

Good size bedroom with double glazed window, fitted carpet and cast iron radiator.

Bathroom

Four piece bathroom comprising of pedestal wash hand basin, WC with high cistern, roll top freestanding bath and corner shower cubicle with glazed curved door and rain head shower. Part wooden panelled walls, double glazed window to rear, wooden floor and cast iron radiator.

Utility/WC

Utility cloakroom with WC and integrated wash basin and space for washing machine and dryer. Wooden floor, radiator and double glazed window.

Garage & Parking

Garage in a block to the rear of building. Residents parking to rear on a first come, first served basis.

Communal Gardens

Well maintained communal gardens and seating area with elevated far reaching Estuary views. Communal sun room to top floor.

Tenure

Share of freehold

Lease is for 999 years from January 1996

Service Charge - £800 approx per quarter

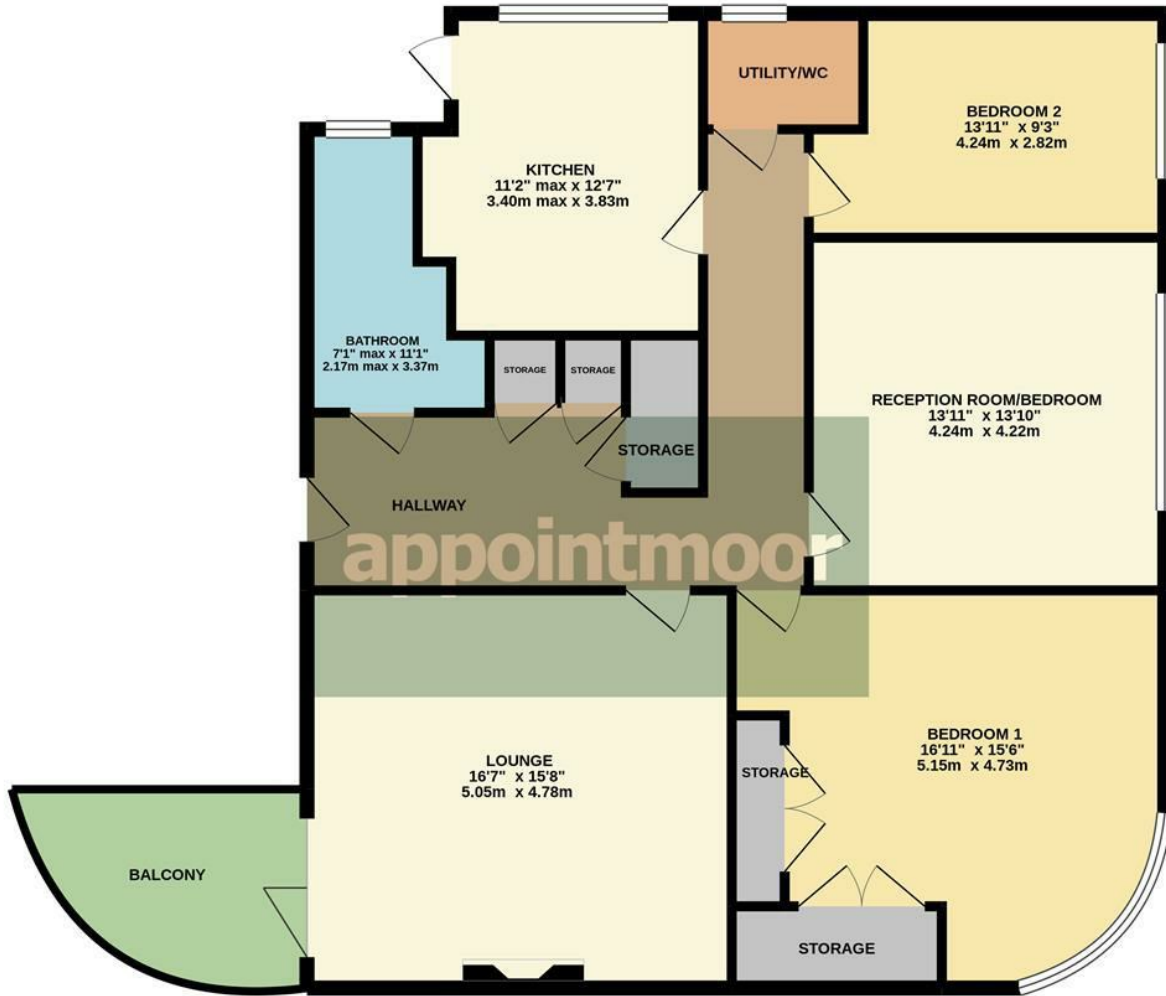
including water rates and buildings insurance

Each flat owns a share of the freehold and the block is managed by Argyll House Management Company.

Council Tax Band - D



THIRD FLOOR
1243 sq.ft. (115.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		83
	(81-91) B		
	(69-80) C		
	(55-68) D	68	
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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**

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