



## Westcliff Parade, Westcliff on Sea

£425,000 *Leasehold and Share of Freehold*



This charming ground floor apartment offers a fantastic opportunity to own a delightful 2-bedroom property in a sought-after location. Boasting a blend of traditional charm and modern convenience, this well-maintained apartment is both accessible and inviting.

### KEY FEATURES

- Amazing Sea Views.
- Ground Floor Apartment.
- Two Bedrooms Both with En-Suites.
- Fitted Modern Kitchen.
- Off Street Parking.
- Rear Garden.



Leigh On Sea

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The property features a bright and spacious interior with a patio area, perfect for enjoying the outdoors. Additionally, off-street parking adds to the convenience of this period conversion property.

Situated in a desirable area, this apartment also offers stunning sea views, providing a tranquil and picturesque setting. Whether you're looking for a comfortable home or a lucrative investment opportunity, this property ticks all the boxes.

Don't miss out on the chance to own this beautiful apartment in a prime location. Contact us today to arrange a viewing and make this property yours.





## ROOM DESCRIPTIONS

Communal entrance door to communal entrance hall.

Entrance door to: -

Entrance hall with doors to all rooms. Door to rear and radiator.

Cloakroom/wc:- low level wc and radiator.

Lounge: - A beautiful spacious room with a large bay window to front offering amazing views of the Estuary. High ceiling with coving and radiator.

Kitchen: - Window to front. Modern fitted kitchen with a range of working surfaces to two walls with base units below and above. Inset single drainer sink unit and space for kitchen appliances. Inset electric hob with oven below and extractor hood over with tiled surrounds. Inset lighting and cupboard housing gas boiler.

Bedroom One: - Double glazed windows and double open doors to rear. Radiator and coving to ceiling.

En-suite: - Shower cubicle and wash hand basin in vanity unit. Chrome towel rail and tiling to walls.

Bedroom Two: -Two windows to side. Radiator and coving. Two built in cupboards.

En-Suite: - Obscure glazed window to side.

Shower cubicle, low level wc and wash hand basin with vanity unit. Tiling to walls

Exterior: -

Block paved parking space.

Rear Garden. Patio area part enclosed.

## MATERIAL INFO

**Tenure:** Leasehold and share of freehold

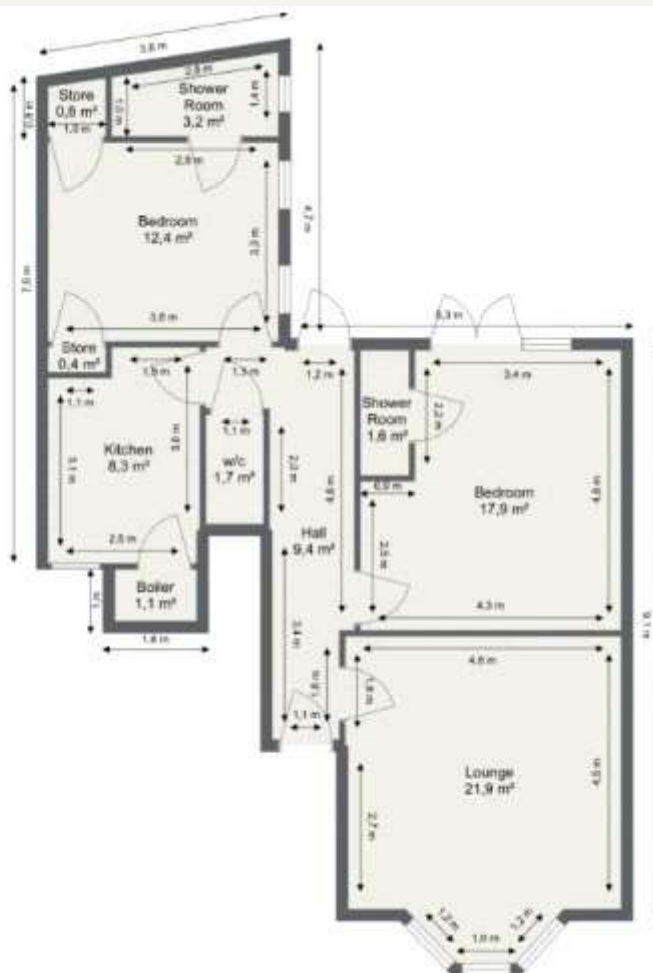
**Term:** New

**Service Charge:** TBA

**Ground Rent:** NA

**Council Tax Band:** C

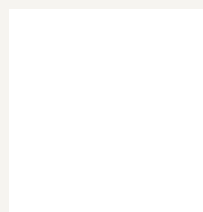
**EPC rating:** D



Total area is approx. 72.2m2/777.5sq2 (internal measurements).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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