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## Westcliff Parade, Westcliff on Sea, SS0 7QN

**£440,000**

We are favoured with instructions to offer for sale this second and third floor DUPLEX apartment being situated within a prestigious block in the sought after Shorefields Conservation area overlooking Cliff gardens. The property benefits from exceptional views across the Thames estuary and is convenient for both Victoria and Central mainline railway stations and has the added advantage of being sold with no onward chain. Resident parking permits available. Allocated off street parking Bay 16.

Door to lobby with further security door to communal entrance hall with stairs to second floor and personal door leading to:

### Entrance hall



Vinyl flooring, panelled walls to dado rail, the remainder being smooth plastered to coved ceiling, wall mounted security entry phone, wall mounted thermostat, under stairs storage cupboard, radiator, doors off onto:

### Lounge/diner 21'0" x 14'6" to bay (6.42 x 4.42 to bay)



Vinyl flooring, smooth plastered walls to coved ceiling, ceiling rose x 2, beaded double glazed bay window to front and door to balcony with exceptional views across the estuary:

### Kitchen 10'5" x 8'2" (3.19 x 2.51)



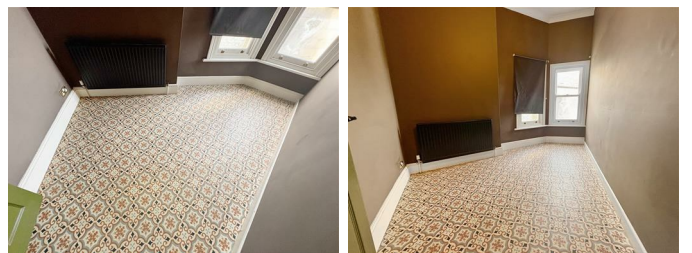
Fitted with cupboard base units, wood work surfaces, stainless steel sink unit with single bowl, single drainer and mixer tap, wall mounted boiler serving gas central heating and domestic hot water system, space for appliances, wall mounted shelving, vinyl flooring, beaded double glazed windows to side:

### Shower/wc



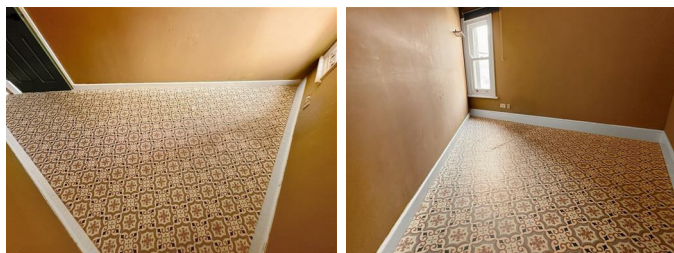
Independent tiled shower cubicle, closed coupled wc, pedestal wash hand basin, vinyl flooring, tiled walls, radiator:

### Bedroom two 12'5" max 8'10" max (3.80 max 2.71 max)



Double glazed sash window to rear, vinyl flooring, radiator, coved ceiling:

### Bedroom three irregular shape (irregular shape)



3.18 nar to 1.07 x 2.87 nar to point.  
Double glazed sash window to rear, vinyl flooring,  
smooth plastered walls to coved ceiling

### Top floor lobby

Eves storage, shelving to alcove, door to:

### Bedroom One 17'1" x 10'4" (5.21 x 3.16)



Vinyl flooring, smooth plastered walls to coved ceiling,  
wall mounted security entry phone, radiator,  
skylight window, door to further balcony with  
panoramic estuary views:

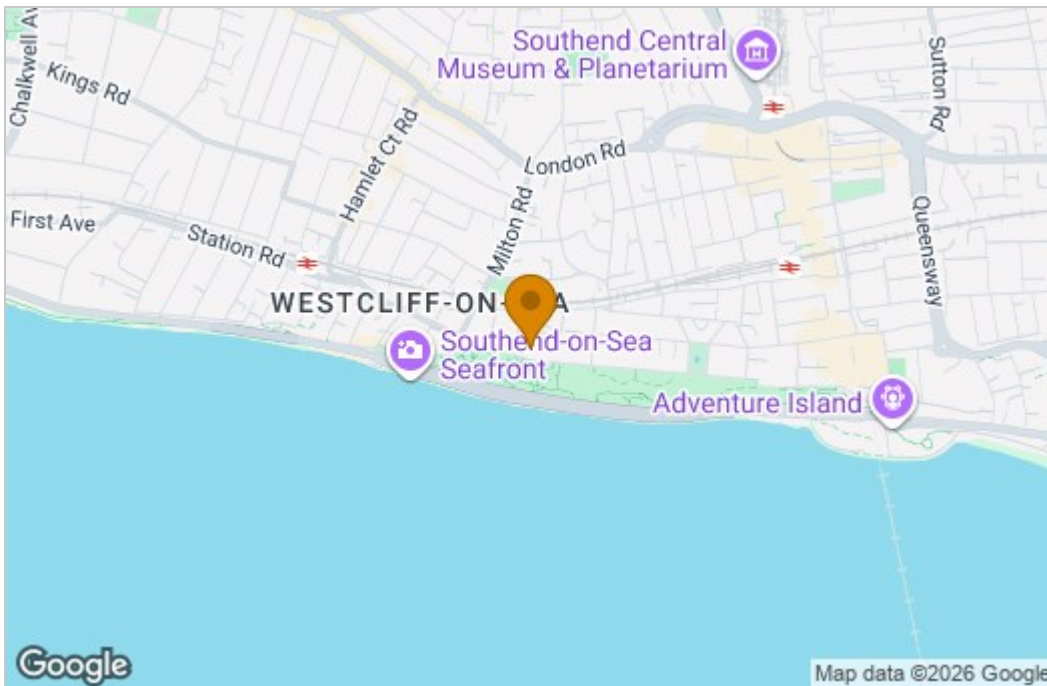
### Ensuite bathroom/wc 11'9" x 5'8" (3.59 x 1.73)



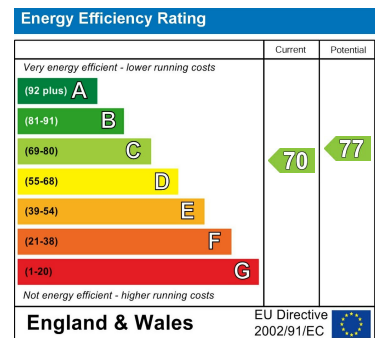
White suite comprising panelled bath, closed  
coupled wc, pedestal wash hand basin vinyl  
flooring, tiled walls, skylight window, radiator:

## Floor Plan

## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.