



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



9 Tower Court, Westcliff On Sea, SS0 7QQ

£295,000

We are favoured with instructions as sole agents to offer for sale this spacious second floor clifftop apartment located in the sought after Tower Court development along the prestigious Westcliff Parade.

The property offers spacious accommodation throughout including a lounge/diner with a balcony providing views towards the estuary. There are two double bedroom with the principle bedroom also having a balcony providing estuary views. There is a spacious stand alone bathroom as well as a further bathroom/wc. Communal parking within the block is on a first come first serve basis and residents on street parking permits are available via Southend Council. No onward chain.

Secured entry with doors leading to attractive communal entrance with stairs and lift to second floor, personal door onto

ENTRANCE HALL

Carpeted, smooth plastered walls fitted wardrobes/storage, airing cupboard security entry phone, doors off onto

LOUNGE 21'3" x 12'4" (6.48 x 3.76)



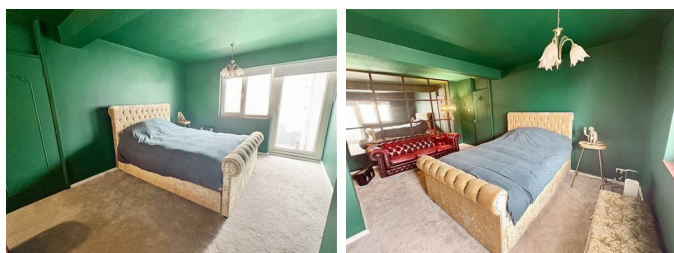
Carpeted, smooth plastered walls to coved ceiling double glazed sliding patio doors leading to tiled balcony with views towards the estuary.

KITCHEN 12'5" x 8'5" (3.78 x 2.57)



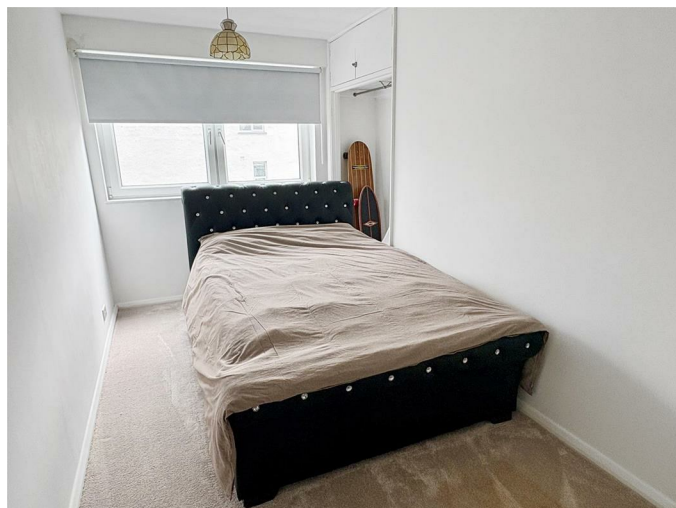
Fitted with base level cupboard storage, work surfaces with tiled splash backs, stainless steel sink unit with single bowl, single drainer and mixer tap, built in upright oven and grill, integrated four ring electric hob with extractor over, plumbing and recess for washing machine and dishwasher, vinyl flooring.

BEDROOM ONE 17'0" x 10'7" (5.18 x 3.23)



Carpeted, smooth plastered walls, double glazed window to side, double glazed door leading onto semi enclosed balcony, with views towards the estuary.

BEDROOM TWO 15'0" x 7'0" (4.57 x 2.13)



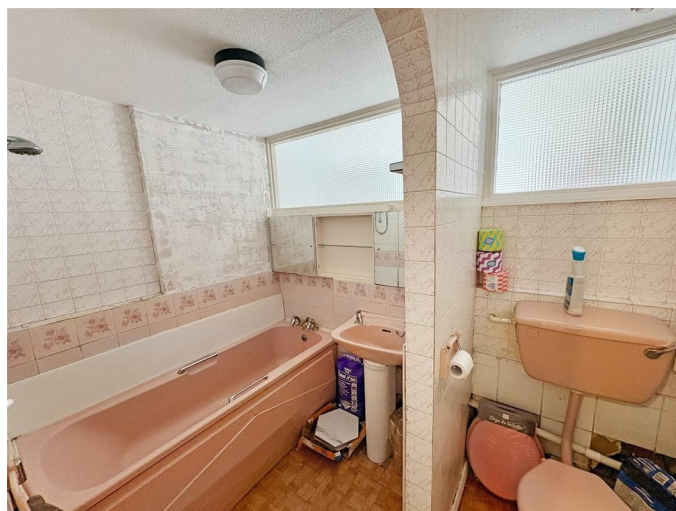
Carpeted, smooth plastered walls, double glazed window to side,

BATHROOM 14'1" MAX x 8'2" (4.29 MAX x 2.49)



Inset bath with tiled surround and splash backs centre mixer tap, tiled flooring with under floor heating, double glazed window to side.

BATHROOM/ WC 8'5" x 5'6" (2.57 x 1.68)



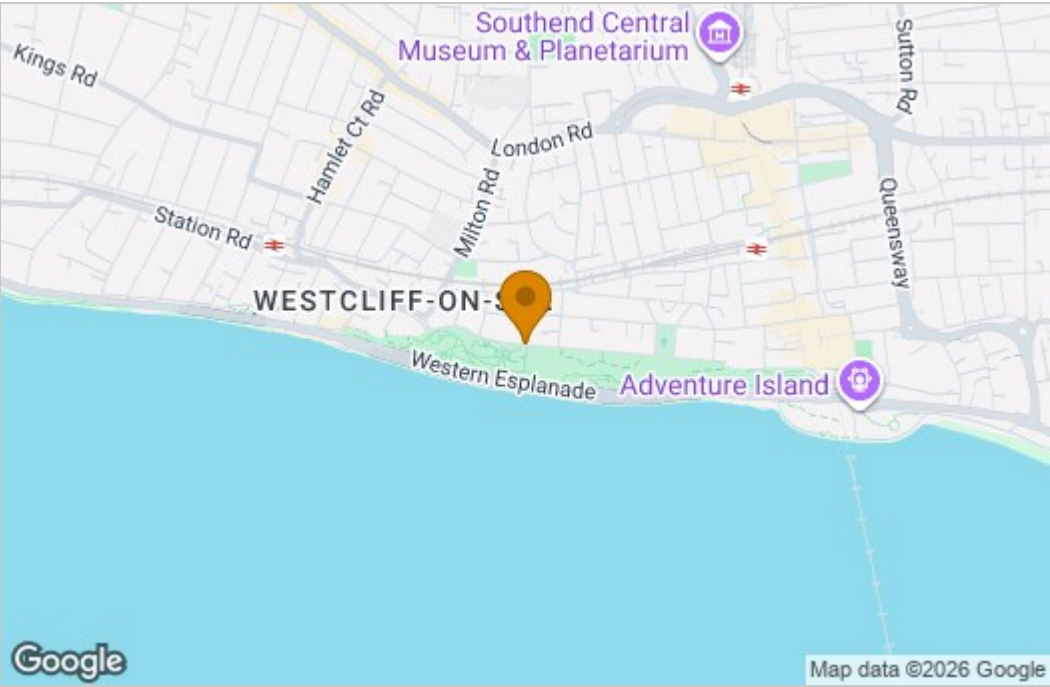
Panelled bath with electric shower over, pedestal wash hand basin, low level wc, fully tiled in ceramics

EXTERNALLY

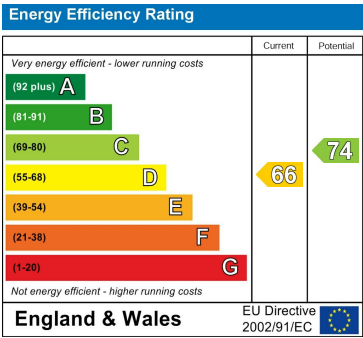
Communal off street parking, On street resident parking permits available vis Southend council.

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.