



**DEDMAN  
GRAY**

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Clifftown Shore Western Esplanade, Southend-On-Sea

Asking Price: £565,000



Fabulous second floor seafront apartment in this iconic development located in the heart of Southend-on-Sea with stunning views over the estuary. Clifftown Shore occupies a spectacular south facing, beachfront location that is nestled into parkland behind. This apartment is truly unique offering a private terrace, allocated parking via state of the art 'Wohr' car lift and is finished to an exceptionally high specification with 'Suna' interior design. The accommodation comprises; entrance with concierge service, residents only gym, parcel room, cycle store and lift leading to apartments; hallway, bathroom, two double bedrooms- one with ensuite, kitchen, lounge and south facing private terrace. Secure underground parking via 'Wohr' car lift. Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Fabulous 2nd floor apartment
- Two double bedrooms
- En suite to one bedroom
- Lounge with south facing private terrace
- Secure underground parking via 'Wohr' car lift
- Fitted kitchen
- Residents gym
- Cycle store
- Stunning estuary views

### Entrance

Secure communal entrance lobby to ground floor with stairs and lift leading to 2nd floor. Private door into the hall with multi-layer plank flooring in a wood finish and entry telecom system, double storage cupboard with air source heat pump for hot water heating and plumbing for washing machine. Downlights and doors to all rooms.

### Kitchen/Living/Dining Room

25' 4" x 11' 3" (7.72m x 3.43m)

High performance, multi-layer plank flooring in a wood finish, wall mounted radiator, downlights. The kitchen area has quartz worktops with fitted contemporary white wall and base units. Appliances include an integrated Blaupunkt fridge/freezer, integrated Bosch oven with integrated Bosch microwave and integrated Blaupunkt dishwasher. Inset stainless steel Blanco sink with drainer and mixer tap, integrated Bosch induction hob with extractor fan overhead. Triple glazed windows to front with fabulous Estuary views and sliding door opening out onto the balcony.

### Balcony

Large balcony with composite flooring, glass balustrade and fabulous south facing Estuary views.

### Master bedroom

21' 4" x 8' 6" (6.50m x 2.59m)

Carpeted flooring, wall mounted radiator, singular ceiling light and downlight. Built in sliding door wardrobes, triple glazed windows to front with Estuary views with triple glazed door leading to balcony.

### En-suite shower room

Tiled flooring and tiling to walls. Heated towel rail, wash hand basin with mixer tap, wc, shower cubicle, mirror cabinet to wall, downlight and extractor fan.





### **Bedroom 2**

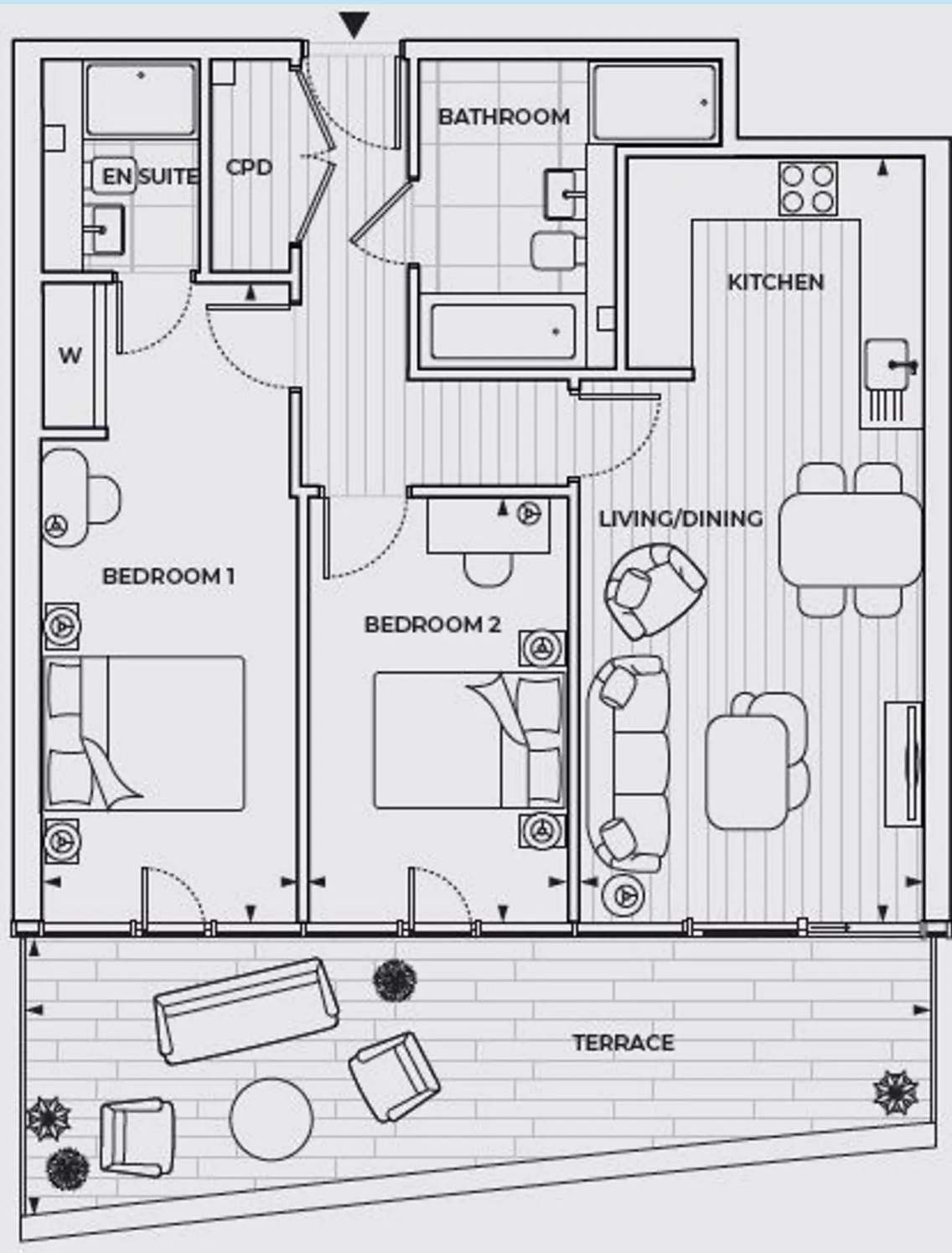
14' 4" x 8' 6" (4.37m x 2.59m)

Carpeted flooring, wall mounted radiator, ceiling light and triple glazed windows to front with Estuary view and triple glazed door leading to balcony.

### **Allocated Parking**

1 Parking Space

Allocated parking space for one vehicle





## Dedman Gray

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