

**DEDMAN
GRAY**

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Flat 2, 33 Clifftown Parade, Southend-On-Sea

£599,995



Luxurious seafront 2-bed flat with stunning sea views. Features fitted kitchen, spacious lounge, balconies, en-suite, and communal garden. Ideal coastal retreat with no onward chain. Live the seaside dream in this serene and charming property.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 2 Bedroom first floor Flat
- Fitted kitchen
- Lounge with doors to Balcony
- Master Bedroom with door to Balcony
- En Suite bathroom
- Shower Room
- Superb sea views
- No onward chain
- Idyllic seafront location
- 164 years remaining on lease

Communal Hall

Communal security entrance door to communal hall with stairs that lead to the first floor and an obscure lead lite entrance door leading to:

Entrance Hall

Wooden flooring, one radiator, picture rail, coving to smooth plastered ceiling, wall mounted control switch for the heating, wall light.

Kitchen

10' 5" x 8' 2" (3.18m x 2.49m)

Original window to side with blind, stainless steel sink unit with mixer taps inset to worktop, range of base and eye level units with concealed lighting, integrated fridge and Kenwood dishwasher, BEKO washing machine, a 4 ring gas hob with extractor fan over and oven below, wall mounted cupboard housing the boiler, wooden flooring, picture rail, coving to smooth plastered ceiling, one radiator and arch overlooking to the lounge.

Lounge

18' 6" x 12' 7" (5.64m x 3.84m)

Window to front and French doors leading out onto the balcony with sea views and overlooking the memorial, wooden flooring, one radiator, wall mounted feature fire, picture rail and coving to smooth plastered ceiling, wall lights.

Bedroom 1

14' 9" x 11' 2" (4.50m x 3.40m)

to wardrobe. Double French door to balcony offering the superb sea views, one radiator, wooden flooring, built in wardrobes, picture rail, coving to smooth plastered ceiling and lead lite door to:

En Suite Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

Stained lead lite obscure window to side, freestanding claw bath with mixer taps and shower attachment with further rainfall shower head over, wash hand basin, low flush WC, radiator towel rail, picture rail, coving to smooth plastered ceiling.

Shower Room

Comprises of a shower cubicle, wash hand basin and low flush WC, picture rail, coving to smooth plastered ceiling and extractor fan

Bedroom 2

12' 5" x 10' 5" (3.78m x 3.18m)

Windows to side with blinds, radiator, wooden flooring, picture rail and coving to smooth plastered ceiling.









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