

2 Bed Flat In 3 Pembury Road , Westcliff, SS0 8DU

£450,000





## SHORT DESCRIPTION

Property Ref: 16637 Seaside spot! Guide Price £450,000 - £475,000 An exceptional two bedroom penthouse apartment, set within an elegant character building in the prestigious Leas conservation area. This property boasts breathtaking estuary views and a stunning private roof terrace, ideal for entertaining and outdoor dining. Perfectly positioned on Pembury Road in Westcliff on Sea, the property is just moments from the beach and within easy reach of shops, cafés and restaurants. Excellent transport links are nearby, with direct rail services into London Fenchurch Street. The charming Old Leigh is also just a 30 minute coastal stroll away. Accommodation Comprises Well maintained communal entrance with secure entry phone system and stairs leading to private entrance. Entrance Hall - 2.92m x 2.29m 9'7 x 7'6 Exposed varnished floorboards, radiator, stairs rising to: Split Level Landing - 5.94m x 2.16m 19'6 x 7'1 Spacious and light landing with storage, feature flooring and access to the roof terrace. Open Plan Lounge Kitchen Dining Area Living Dining Area - 7.30m x 3.75m 23'9 x 12'3 Dual aspect windows with stunning estuary views, exposed floorboards, feature fireplace with log burner, radiators. Kitchen Area - 5.18m x 2.39m 17'0 x 7'10 Modern fitted kitchen with integrated appliances including double oven, five ring gas hob, dishwasher, and space for American style fridge freezer. Bedroom One - 5.54m x 3.51m 18'2 x 11'6 Double glazed window with estuary views, fitted wardrobes, feature fireplace, radiator. En Suite Bathroom - 2.49m x 2.13m 8'2 x 7'0 Stylish suite with claw foot bath, rainfall shower, WC, wash basin and heated towel rail. Bedroom Two - 4.11m x 2.72m 13'6 x 8'11 Double glazed window to rear, built in storage, radiator. En Suite Shower Room - 2.24m x 2.03m 7'4 x 6'8 Modern suite with shower cubicle, WC, wash basin and heated towel rail. Externally Roof Terrace - 7.82m x 4.88m 25'8 x 16'0 An impressive private south facing terrace with panoramic estuary views towards Southend Pier, Leigh on Sea and the Kent coastline. Basement Storage - 12.90m x 1.83m 42'4 x 6'0 Shared access to useful storage space... Property Type: Flat Full selling price: £450,000 Pricing Options: Guide Price Tenure: Share of Freehold Council tax band: A EPC rating: C Measurement: 1001.04 sq.ft. Outside Space: Roof Garden Parking: On street Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

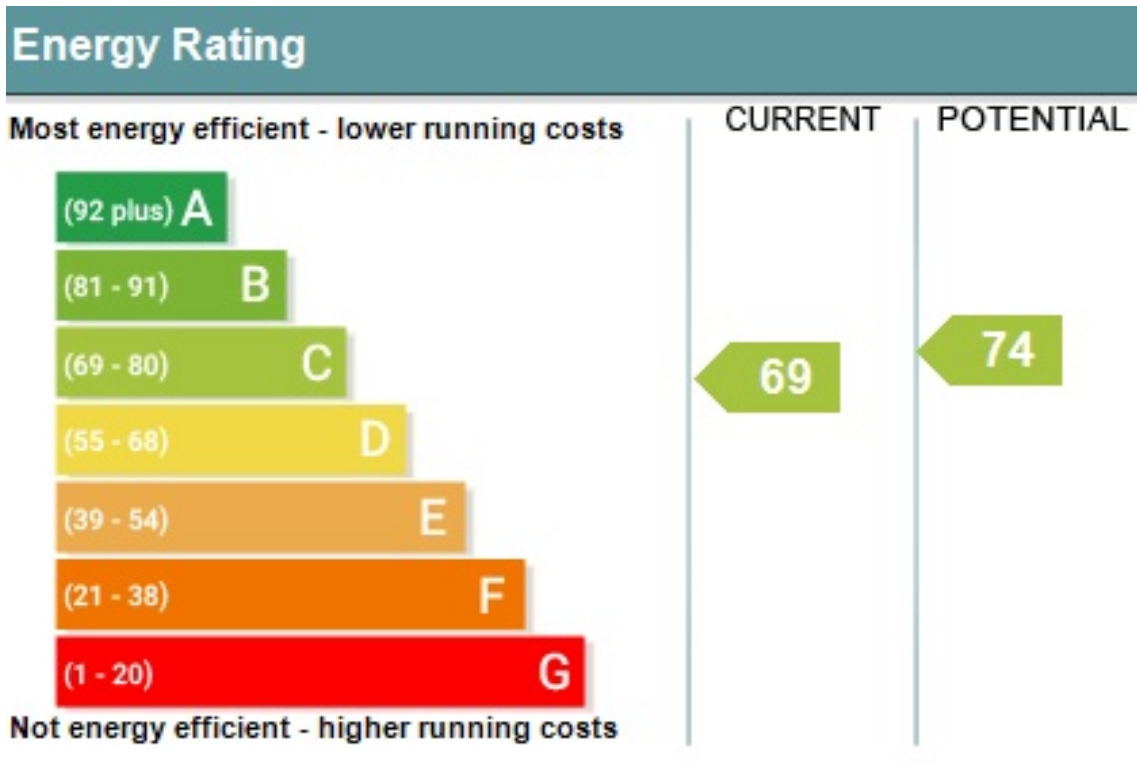
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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