



Tower Court

Westcliff Parade

- THREE BEDROOM APARTMENT
- ESTUARY VIEWS FROM EVERY ROOM
- TWO BALCONIES
- LOUNGE/DINER



Guide Price £275,000

Hair & Son offer this three double bedroom 4th floor apartment in the popular Tower Court development. Offering very generous accommodation and stunning estuary views from every room, an impressive lounge/diner with balcony, bathroom & wc, kitchen, main bedroom with balcony and two further bedrooms.





Hair & Son offer this three double bedroom 4th floor apartment in the popular Tower Court development.

Offering very generous accommodation throughout with each room providing stunning views of the Thames estuary across Westdiff towards Hadleigh and beyond.

The hallway has three storage cupboards and doors to all principle rooms.

The main bedroom measures 17'3 x 10'3 and has a door and window out to a semi-enclosed balcony.

There are two further double bedrooms both with the views of the estuary.

A bathroom and separate wc both have borrowed light from the kitchen.

The well proportioned lounge/diner has plenty of space for seating and a dining table, there is a double glazed sliding door that opens out to the second balcony. A door from the lounge leads into the kitchen which has a range of units, space for a small table and chairs and views of the estuary.

Access is provided via a communal door and entry phone system into the communal hall with both passenger and goods lifts to all floors.

The property is being sold with the advantage of a garage in a block to



the rear and there is communal parking on a first come first served basis.

Situated on the top of the cliff gardens in Westdiff, Tower Court is in an enviable position, within easy access to Westdiff seafront, Southend centre, The Cliffs Pavilion theatre and Westdiff train station to London Fenchurch Street.

Generally in need of updating throughout, this spacious property is a great opportunity to acquire and alter to a preferred taste and possible change of layout to suit. Offered with no onward chain.

COMMUNAL HALLWAY

LIFTS TO ALL FLOORS

HALLWAY

LOUNGE/DINER

20' 7" x 12' 5" (6.27m x 3.78m)

KITCHEN

12' 5" x 8' 4" (3.78m x 2.54m)

BEDROOM ONE

17' 3" x 10' 5" (5.26m x 3.18m)

SEMI ENCLOSED BALCONY

BEDROOM TWO

14' 1" x 8' 4" (4.29m x 2.54m)

BEDROOM THREE

14' 1" x 7' 0" (4.29m x 2.13m)

BATHROOM

SEPERATE WC

LEASE

Share of freehold

We understand there is 941 years remaining on the current lease Service charge including maintenance and buildings insurance £2060 per annum.

Council Tax Band D

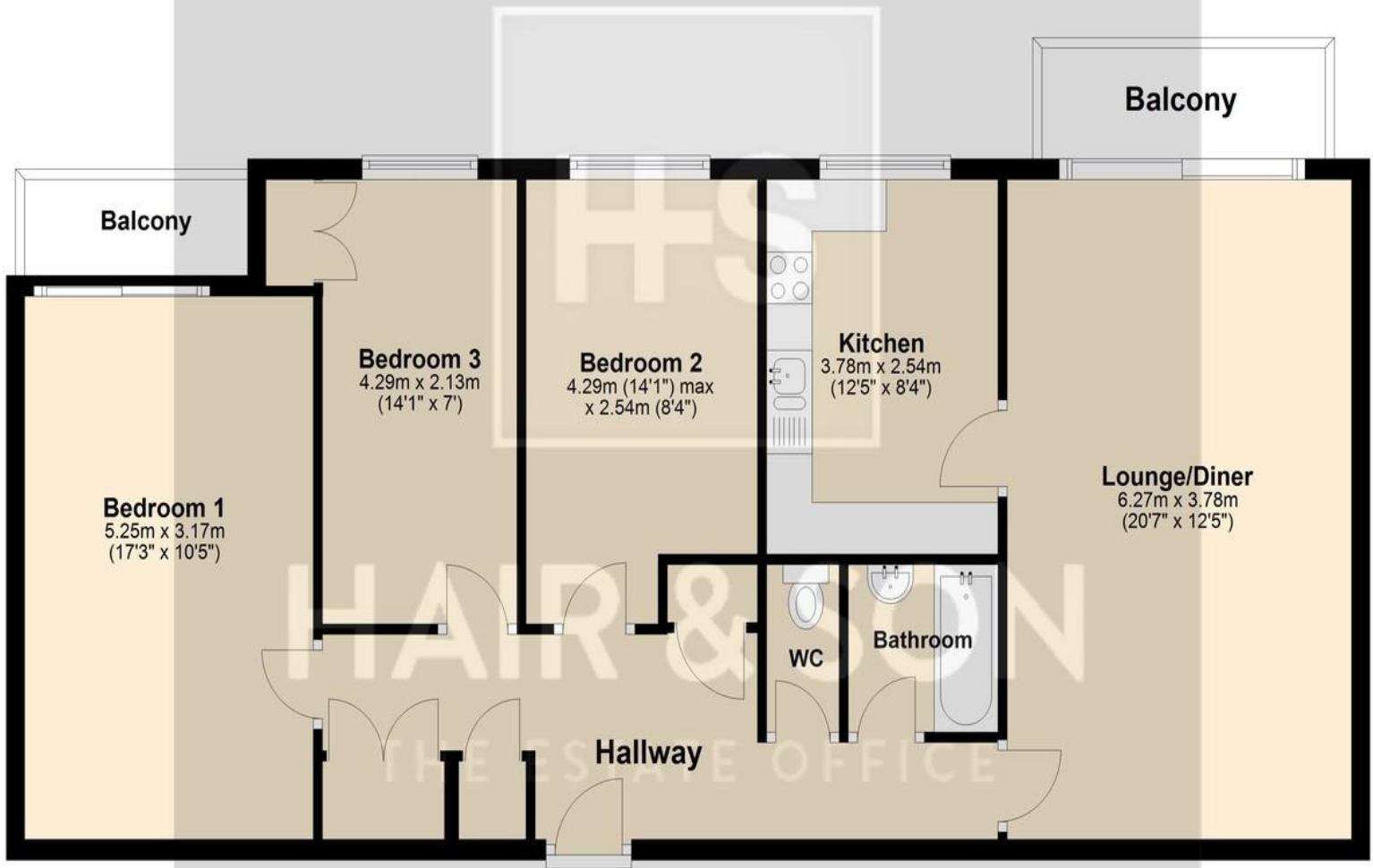
EPC Rating D

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Fourth Floor

Approx. 89.9 sq. metres (967.6 sq. feet)



Total area: approx. 89.9 sq. metres (967.6 sq. feet)

Regulated by RICS

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