



Viceroy Court, Westcliff-On-Sea
Essex, SS0 8HW

£275,000

appointmoor



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£275,000 | Leasehold

- First Floor Purpose Built Apartment
 - Large Living & Dining Room
 - 2 Double Bedrooms
 - Communal Roof Terrace with Estuary Views
 - Allocated Parking Space
 - Separate Kitchen
 - Estuary Views from south & west aspects
 - 3 Piece Bathroom
 - No Onward Chain
 - 138 Year Lease
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APPOINTMOOR are delighted to offer for sale this PURPOSE BUILT two double bedroom first floor apartment with views of the Thames Estuary. Enjoying panoramic views from the communal ROOF TERRACE. Large living room & Dining Room, separate fitted kitchen. Allocated parking space and visitors space. Useful Storage shed ideal for bicycles, suit cases. Walking distance of Chalkwell Station, stones throw from Beach and perfect to enjoy the Westcliff Promenade. Offered with no onward chain. KEYS HELD FOR ACCOMPANIED VIEWING.



Entrance

Entrance - Security entryphone system to communal entrance with stairs rising to first floor landing, personal entrance door to:

Hallway

Night storage heater, entryphone system, built in storage cupboard housing hot water tank.

Living & Dining Room

20'8 x 10'4 (6.30m x 3.15m)

Views of the Estuary, Two night storage heaters, oak wood flooring, double glazed window to side, double glazed corner window to side and front enjoying extensive sea views.

Kitchen

8'8 x 6'5 (2.64m x 1.96m)

Single drainer stainless steel sink and monobloc tap set in rolled edge work surfaces with range of modern base cupboard units, matching eye level wall cabinets including wine rack, integrated four ring ceramic 'Zanussi' hob with 'Bosch' oven below and extractor above, plumbing for washing machine, space for domestic appliances, further tall standing built in shelved cupboard, metro tiled splashbacks, double glazed windows to side.

Bedroom 1

13'5 x 10'4 (4.09m x 3.15m)

Window with view towards estuary, Night storage



heater, range of built in wardrobes to one wall, fitted carpet.

Bedroom 2

10'2 x 8'9 (3.10m x 2.67m)

Night storage heater, double glazed window to side.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc, tiled floor and tiling to full wall height, vanity mirror, shaver point, wall mounted Dimplex heater, opaque double glazed window to side.

Exterior

The property stands within communal grounds and gardens, vehicular access to allocated parking space. Further covered storage area with private storage. Access to roof terrace which enjoys extensive and far reaching sea views out to the pier and beyond.

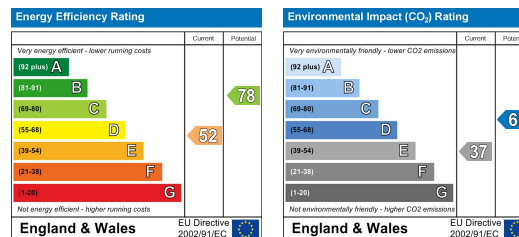




DRAFT PARTICULARS AWAITING APPROVAL

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY



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