

***To arrange a viewing contact us
today on 01268 777400***



The Ridgeway, Westcliff-On-Sea Offers over £899,995

CHECK OUT THE MARKETING VIDEO - Aspire Estate Agents are delighted to present this stunning duplex apartment, boasting two allocated parking spaces and located just moments from Chalkwell Station – ideal for commuters and lovers of the coast alike. ** Chain Free**

Step into the first floor and discover a beautifully designed open-plan lounge and kitchen, perfect for both entertaining and everyday living. The kitchen is fitted with high-spec modern appliances and features a striking Calacatta Viola marble splashback, sourced directly from a quarry in Italy – a true statement of luxury. The spacious lounge invites you to unwind in front of the sleek, remote-controlled bioethanol fireplace while enjoying breathtaking seafront views and an abundance of natural light.

Upstairs, the standout feature is the master suite, complete with its own ensuite, built-in storage, and a private front-facing balcony offering uninterrupted views over the estuary. It's a serene sanctuary that feels like a retreat.

Throughout the property, no detail has been overlooked. From Lusso Stone finishes in the bathrooms to underfloor heating controlled remotely via the Heatmiser app, every aspect of this home combines elegance with modern convenience. Integrated Sonos speakers and smart lighting systems further enhance the high-end living experience.

Externally, residents can enjoy the beautifully landscaped shared rear garden, created by award-winning designers Soto Gardens. With an outdoor fireplace and generous seating areas, it's a perfect spot for hosting guests or relaxing during the summer months.

This unique home offers the perfect blend of style, sophistication, and practicality – a rare find in such a desirable location.

Viewings are highly recommended – contact Aspire Estate Agents today to arrange your private tour.

www.aspireestateagents.co.uk

Communal Entrance Hall

18'4 x 9'3

Entrance door into hallway comprising double glazed obscure windows to front, smooth ceiling with spotlight, stairs leading to first floor flat, storage cupboard, Engineered oak flooring, door into ground floor flat.

First Floor Flat Entrance

Smooth ceiling with fitted spotlights, carpeted stairs, opens straight into living room:

Living Room

19'2 x 20'8

Double glazed bay window to front, double glazed window to front, smooth ceiling with fitted spotlights and wall mounted lighting, Sonos Amp and ceiling speakers are set in the ceiling which can be controlled by your phone, feature remote controlled bi-ethanol fireplace (Primefire 990), fitted wine rack, Pre installed cabling for Sky TV including HDMI, CAT 6 Cabling running back to data cabinet in 1st floor storage cupboard, Engineered oak flooring with underfloor heating, opens to:

Kitchen

12'4 x 13'10

Range of wall and base level units with marble work surfaces above, integrated Siemens oven and grill, integrated hob with extractor fan above, central island into breakfast bar with marble work surfaces above incorporating butlers sink with mixer tap, integrated wine cooler, smooth ceiling with fitted spotlights, Calacatta Viola Marble splash back - sourced from a quarry in Italy (Vialo is traditionally very monochrome with tight veins, this stretches across the marble and has a warm hue), Engineered oak flooring with underfloor heating.

Bedroom Two

13'10 x 16'2

Double glazed window to rear, smooth ceiling with Astro-Inset directional spot lights on the ceiling and walls, Pre installed cabling for Sky TV including HDMI, CAT 6 Cabling running back to data cabinet in 1st floor

storage cupboard, carpeted flooring with underfloor heating.

Shower Room

11'7 x 7'7

Three piece suite comprising walk-in shower cubicle with Lusso Stone, dual wash hand basins set into vanity unit with storage below and Lusso Stone wall mounted mixer tap, concealed cistern low level w/c, Lusso Stone heated towel rail, smooth ceiling with fitted spotlights and corston architectural wall mounted lighting, Calacatta Honed Marble walls arranged in a Herringbone pattern, marble tiled flooring with underfloor heating.

Second Floor Landing

Smooth ceiling with fitted spotlights, carpeted stairs, opening to:

Living Area

14'11 x 8'10

Velux window to front, smooth ceiling with fitted spotlights, Engineered oak flooring with underfloor heating, opening to:

Master Bedroom

14'11 x 11'10

Double glazed windows to front, double glazed patio doors to front facing balcony, smooth ceiling with Astro-Inset directional spot lights on the ceiling and walls, Pre installed cabling for Sky TV including HDMI, CAT 6 Cabling running back to data cabinet in 1st floor storage cupboard, Engineered oak flooring with underfloor heating, opens to:

Balcony

Glass balustrade surrounding, decked flooring

Ensuite

10'2 x 10'0

Three piece suite comprising walk-in shower cubicle with Lusso Stone wall mounted and handheld shower attachments, dual wash hand basin with carerra marble and oak internal set into vanity unit with storage below and Lusso Stone wall mounted mixer tap, concealed

cistern low level w/c, Lusso Stone heated towel rail, smooth ceiling with fitted spotlights and Corston architectural wall mounted lighting, Calacatta Honed Marble walls arranged in a Herringbone pattern, marble tiled flooring with underfloor heating.

Storage/Bedroom

10'2 x 9'7

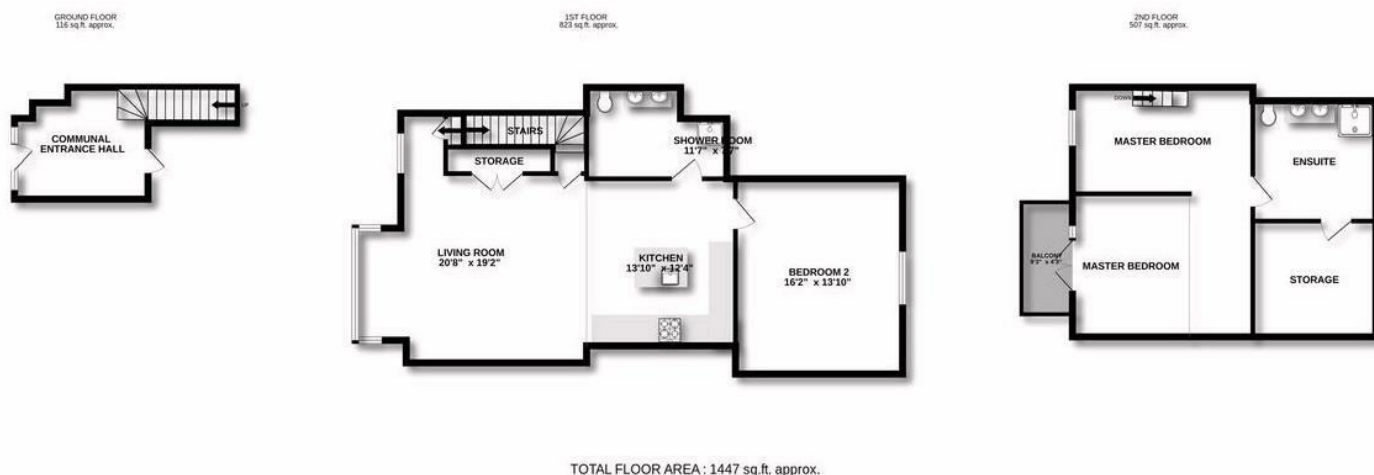
Smooth ceiling with fitted spotlights, eaves storage, Engineered oak flooring with underfloor heating.

Private Rear Garden

Quorn limestone tiled rear garden with raised decking seating area with external fireplace, raised planter/ designed by leading landscapers Soto Gardens, external sockets, internet repeaters, and water supply, fence surround for added privacy.

Shared Front Garden

Paved front garden providing ample off street parking for multiple vehicles, private electric car charging point, paved steps leading to front door, side gated access to the rear garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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