

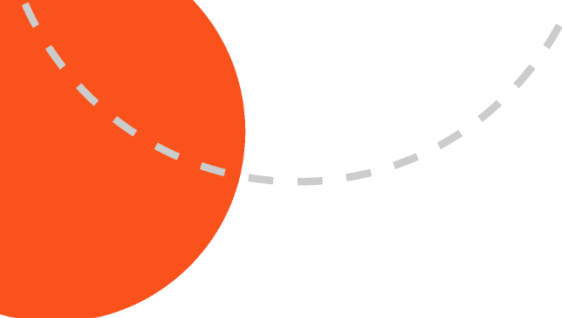


St. Hildas, 5 St. Hildas Mews, Westcliff-On-Sea, Essex, SS0 8FL  
2 bed second floor apartment / **Guide Price £375,000** / t. 01702 555888

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Tucked away on the second floor of the exclusive and eye catching 'St. Hildas' development is this beautiful and spacious **two bedroom** apartment with views towards the Thames Estuary. Boasting open plan lounge/diner/kitchen, two south facing balconies, two double bedrooms and a luxury four piece bathroom suite together with allocated parking, well tended communal gardens, bike shed and video entry phone system. Also benefiting from a long lease in excess of 115 years.

Set in a quiet tree-lined avenue within Chalkwell, the seafront, local shops and the picturesque Chalkwell Park are just a short stroll away. Chalkwell mainline station with direct links into London Fenchurch Street is also a short distance away. Excellent local schools can also be found nearby, the property being within the Chalkwell Infant/Junior and Belfair's Academy school catchment. Offered with no onward chain, call now to book your viewing!

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**Approximate total area<sup>(1)</sup>**

733 ft<sup>2</sup>  
68.1 m<sup>2</sup>

**Balconies and terraces**

47 ft<sup>2</sup>  
4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Highlights

- / Beautiful Two Double Bedroom Second Floor Apartment
- / Exclusive 'St. Hilda's' Complex
- / Open Plan Lounge/Diner/Kitchen
- / Two South Facing Balconies
- / Luxury Four Piece Bathroom Suite
- / Allocated Parking Space
- / Well Tended Communal Gardens & Bike Shed
- / No Onward Chain
- / Views Towards The Thames Estuary
- / Video Entry Phone System
- / Long Lease In Excess Of 115 Years
- / Quiet Tree-Lined Road
- / Close To Seafront, Shops, Café's & Chalkwell Park
- / Easy Reach Of Chalkwell Station
- / Excellent School Catchments
- / Fully Wired For TV & Sky, With Central Aerial & Satellite Dish For Digital Channels
- / EPC Rating - C



Communal entrance door opening to communal hallway, stairs leading to top floor, private entrance door to:

**Entrance Hall 16'2 x 5' Max** \ Wood flooring, radiator, video entry phone system, smooth plastered ceiling with inset spotlights, thermostat control, large storage cupboard with power and lighting and housing Ideal combination boiler, doors to accommodation off.

**Lounge/Kitchen/Diner 19'5 x 16'9 'L' Shaped Maximum Measurements** \ Leicht fitted kitchen comprising double bowl sink and moulded drainer with mixer tap inset into range of Quartz worktops with cupboards and drawers beneath and matching eye level units, integrated fridge/freezer, integrated Siemens oven, inset Siemens induction hob with extractor above and Quartz backplate, integrated Siemens washer/dryer, integrated Siemens dishwasher, wood flooring, power points, radiator, T.V point, smooth plastered ceiling with inset spotlights, upvc double glazed windows with central upvc double glazed french doors with fitted pull up blinds opening to:

**Private Balcony** \ Covered south facing balcony with spotlighting, providing views towards the Thames Estuary.

**Bedroom One 16'1 x 10'5** \ Fitted carpet, power points, T.V point, radiator, smooth plastered ceiling, upvc double glazed windows with central upvc double glazed french doors with fitted pull up blackout blinds opening to:

**Private Balcony** \ Covered south facing balcony with spotlighting, providing views towards the Thames Estuary.

**Bedroom Two 14'8 x 10'4** \ Upvc double glazed window to rear with blackout blind, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling.

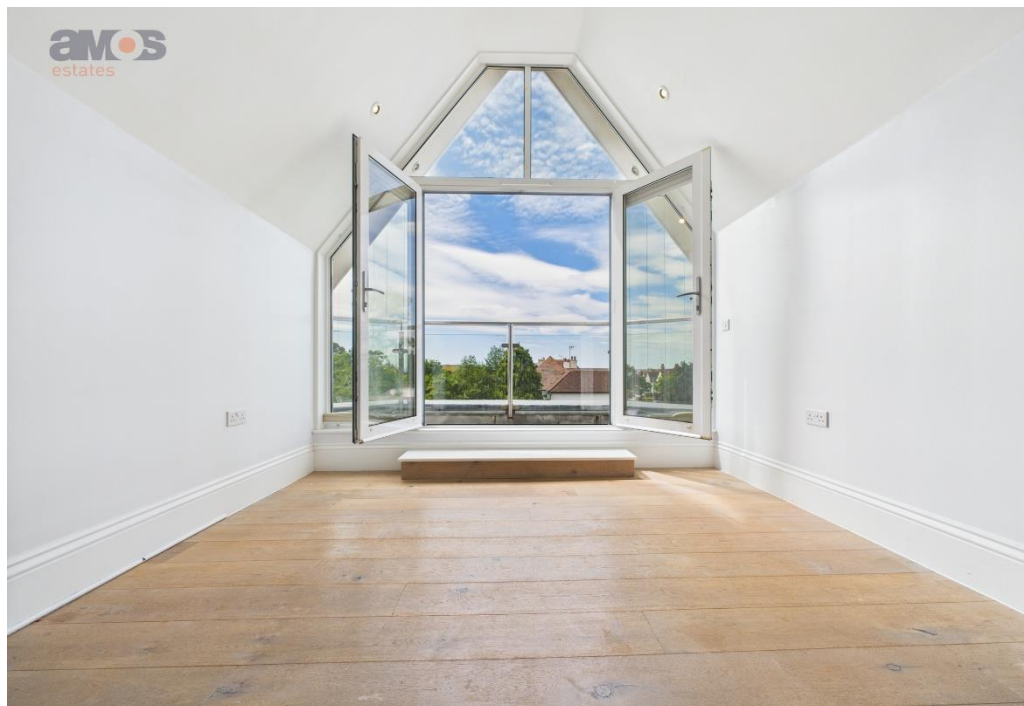
**Bathroom 9'9 x 7'6** \ Bespoke four piece suite comprising panelled bath with chrome controls and separate handheld attachment, corner shower cubicle with shower over, wall hung



vanity wash basin with chrome mixer tap and storage below, push button w.c, heated towel radiator, tiled walls and flooring, smooth plastered ceiling with inset spotlights, extractor.

**Outside & Parking** \ The property benefits from well tended communal gardens, allocated parking space and use of bike shed.

**Lease Information** \ 125 years from and including 1 January 2016 therefore benefiting from approximately 116 years remaining. We are advised the ground rent is approximately £350 per annum and the service charge is approximately £2200 per annum.









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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*



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