



# FOR SALE

## The Leas, Chalkwell SS0 8JB

Offers In The Region Of £575,000 Leasehold Council Tax Band - E

- \*GUIDE PRICE £575,000 - £600,000\*
- First Floor Apartment with Stunning Estuary Views
- Private South Facing Balcony
- Two Double Bedrooms
- Spacious Lounge Diner
- Separate Fitted Kitchen
- Shower Room & En-Suite
- Garage & Allocated Parking Space
- Attractive Communal Garden
- Chalkwell Beach Location

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Superb first floor apartment in a stylish detached building located directly on Chalkwell seafront with uninterrupted views across the Estuary. This stunning property has a private south facing balcony and beautiful feature turret window. Spacious throughout with high ceilings and refurbished to a high standard, this property offers a large lounge diner, modern fitted kitchen, two double bedrooms, contemporary en-suite and shower room. From bedroom two there are

stairs down to the attractive communal gardens, and the property also benefits from a garage to the rear and allocated parking space to the front. This elegant building overlooking Chalkwell beach houses five apartments and has well-kept communal areas with a secure Entryphone system. Convenient for the rail station, viewing is highly advised.

### Entrance

Front door into entrance porch and further hardwood door with secure entryphone system to communal hallway. Stairs up to first floor.

### Hallway

Front door into hallway with wood floor, radiator and coving. Doors to all rooms.

### Lounge Diner

Spacious south facing lounge diner with feature turret window and sliding doors out to private balcony. Wood floor, inset spotlights, wall lights, coving and tall radiator. Open window to kitchen.

### Balcony

Sliding double glazed door from lounge out to stunning private south facing balcony offering uninterrupted views across the Estuary and Chalkwell Beach. Part covered with tiled floor and glass & steel balustrade.

### Kitchen

Recently renovated modern kitchen with wood floor, double glazed window to side offering Estuary views, inset spotlights and coving. The kitchen has a range of wall and base units with rolled edge work surface, tiled splash back and inset sink & drainer. Integrated double eye level oven, hob & extractor, fridge freezer, washing machine and dishwasher.

### Bedroom 1

Bedroom to the rear aspect with fitted carpet, two double glazed windows overlooking the communal gardens, large wardrobe, radiator and coving. Door to en-suite.

### En-Suite

Contemporary three piece suite comprising WC, vanity wash hand basin and bath with shower over and glazed screen. Tiled floor, part tiled walls, double glazed window to side, chrome heated towel rail, coving and inset spotlights.

### Bedroom 2

Bedroom to rear aspect with fitted carpet, fitted wardrobe, radiator, coving, spotlights and double glazed window. Double glazed door leading to steps down to communal gardens.

### Shower Room

Contemporary three piece suite comprising WC, vanity wash hand basin and corner shower cubicle with curved glazed door. Inset spotlights, tiled floor, part tiled walls and chrome heated towel rail.

### Garage & Parking

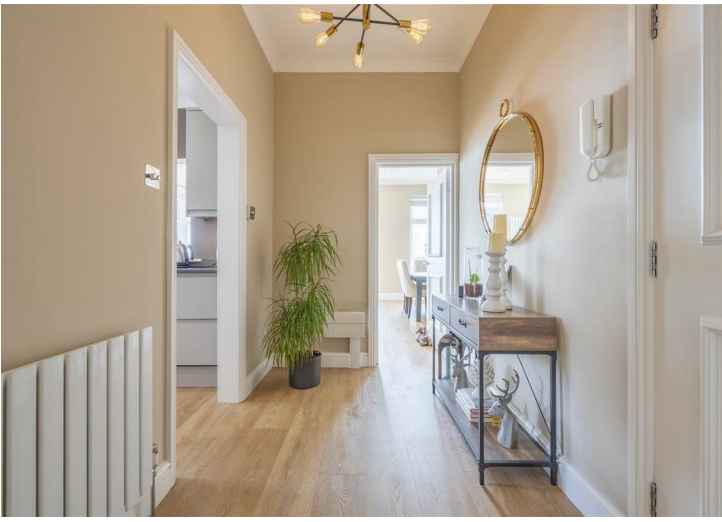
One allocated parking space in residents car parking to front of building and a garage in a block to the rear with access from Crowstone Avenue.

### Communal Gardens

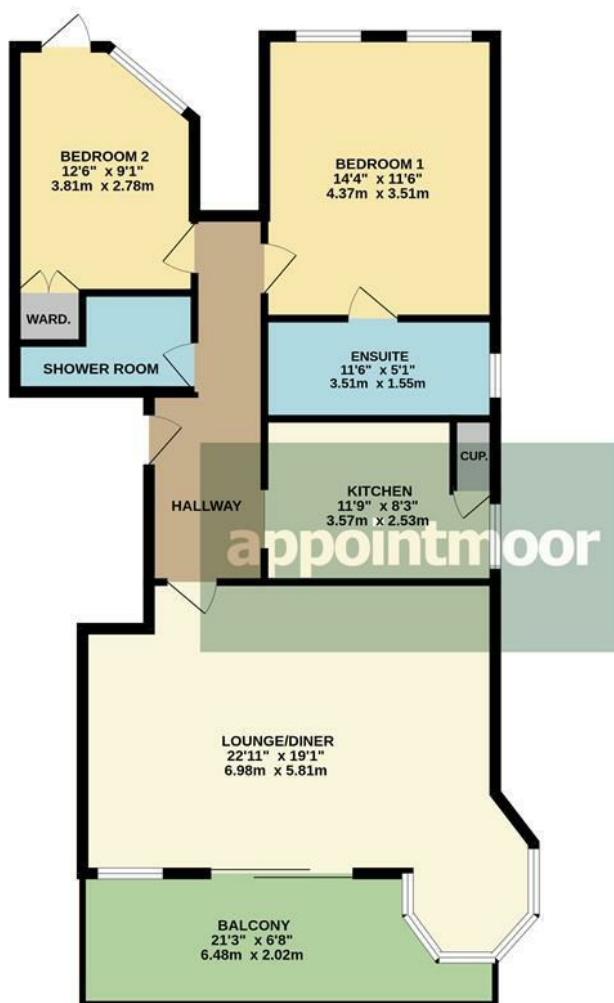
Beautifully kept pleasant rear gardens with lawn areas and borders.

### Tenure

Leasehold - 162 years remaining  
Ground rent - £100 per annum  
Service charge - £120 per month



FIRST FLOOR  
1017 sq.ft. (94.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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