



FOR SALE

Admirals Place, Chalkwell SS0 7BF

£750,000 Freehold Council Tax Band - F

- Ground Floor Three Bedroom Apartment
- Stunning Sea Views
- Four Piece En-Suite
- 25' South Facing Balcony
- Large Lounge/Dining Area
- Two Allocated Parking Space
- Fitted Kitchen With Integrated 'NEFF' Appliances
- Three Piece Family Bathroom
- Stone Throw From Westcliff-On-Sea Station
- 974 Years On Lease Remaining

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

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Description

Appointment are proud to bring to the market this three bedroom ground floor apartment in Admirals Place, The Leas, offering stunning sea views! This home is a must view if you are in the market for a premium property, offering three great sized bedrooms, spacious lounge/dining area, fitted kitchen with integrated 'NEFF' appliances, family bathroom, and a four piece en-suite and also offering ample storage throughout and a well maintained south facing balcony. Being sold with 974 years remaining on the lease, allocated

parking and video phone entry system also including the benefit of an on sight porter.

Located on Westcliff-On-Sea seafront, you will have some breath-taking sea views and be a stones throw away from enjoying some great summers on the beach! You have a large balcony area where you can enjoy the sunnier months during the day and evening. Conveniently located just a short walk away from Westcliff-On-Sea station you have direct access to London Fenchurch Street within just an hours journey. Viewings are highly advised.

Entrance

Video phone entry system, wooden door to entrance, carpet flooring, storage cupboards, radiator, coving to ceiling, spotlight lighting.

Lounge/Diner

Carpet flooring, radiator, electric fireplace, double glazed sliding doors to balcony, coving to ceiling, pendant lighting.

Kitchen

Tiled flooring, radiator, double glazed window to side aspect, single glazed sliding window hatch to lounge/diner, base & wall units, rolltop work surface incorporating sink & drainer, integrated 'NEFF' oven and microwave, 4 point 'NEFF' electric hob, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, island with rolltop work surface & built in storage surrounding, coving to ceiling, spotlight lighting.

Bathroom

Tiled flooring, heated towel rail, tiled walls, panelled bath with shower over, hand basin with storage under, W/C, extractor, coving to ceiling, spotlight lighting.

Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, fitted over bed storage, pendant lighting.

En-Suite

Tiled flooring, heated towel rail, tiled walls, shower cubicle, panelled bath, hand basin with storage under, W/C, extractor, coving to ceiling, spotlight lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, pendant lighting.

Bedroom 3

Carpet flooring, radiator, double glazed window to side aspect, fitted wardrobes, pendant lighting.

Balcony

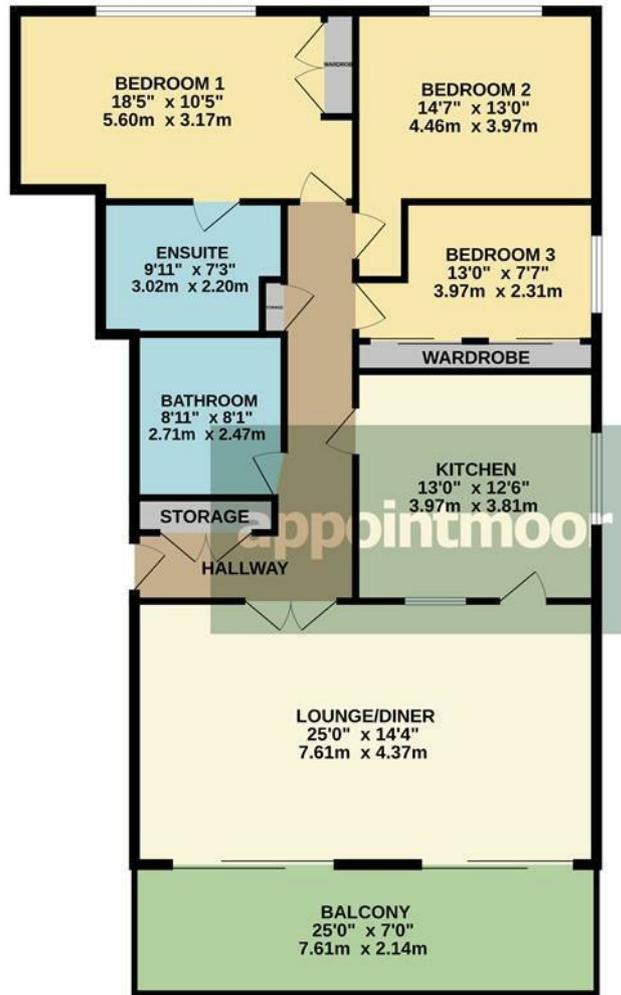
Concrete tiled flooring, flower beds.

Tenure

Leasehold:
974 years remaining.
£4,400 service charge.
No ground rent charge.



GROUND FLOOR
1237 sq.ft. (115.0 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (115.0 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 62024



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	77	78

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		

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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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk

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