



# FOR SALE

## The Leas, Westcliff-On-Sea SS0 7SX

Offers In Excess Of £450,000   Share of Freehold   Council Tax Band - D

- Two Bedroom Top Floor Apartment
- South Facing Balcony With Stunning Sea Views
- Share Of Freehold
- One Bathroom & En-Suite
- Two Double Bedrooms
- Communal Rear Garden
- Stone Throw Away From Westcliff-On-Sea Station
- Close To Local Amenities
- Situated On 'The Leas' Conservation Area
- Separate Kitchen With Garden Views

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

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## Description

We are proud to bring to the market on sole agency basis this third floor two bedroom apartment on The Leas, beautifully positioned on Westcliff-On-Sea seafront. Consisting of two double bedrooms, a large lounge/dining area with stunning sea views, separate kitchen with fitted appliances, and two bathrooms. Built in the 1900's this apartment brings a great amount of character with original cornice, ceilings roses and even has original parquet flooring from 'The

Kursal Ballroom'.

Located directly opposite the seafront you have a south facing balcony, maintainable rear communal garden which includes shed storage. Within a stone throw distance to Westcliff-On-Sea train station and close to local amenities nearby including some fantastic seafront restaurants.

### Entrance

Wooden single glazed door to entrance, phone entry system, carpet flooring, radiator, storage cupboard, loft access, spotlight lighting.

### Lounge/Dining Area

Original parquet flooring from the Kursal Ballroom, radiator, double glazed windows to front aspect, double glazed French doors to balcony, feature fireplace, storage cupboard spotlight lighting.

### Kitchen

Tiled flooring, radiator, double glazed window to rear aspect, double glazed door to rear aspect, double glazed window to side aspect, base & wall units, rolltop work surface incorporating stainless steel sink, 6 point gas hob with extractor over, integrated fridge, integrated freezer, integrated washing machine, storage cupboard, spotlight lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed window to rear aspect, ornate cornicing to ceiling, ceiling rose, pendant lighting.

### En-Suite

Tiled flooring, radiator, double glazed window to side aspect, partially tiled walls, shower cubicle, hand basin, W/C, spotlight lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to side aspect, storage cupboard, ceiling lighting.

### Bathroom

Laminate flooring, heated towel rail, double glazed obscure window to side aspect, partially tiled walls, dual hand basin, W/C, bath with shower system in place, spotlight lighting.

### Balcony

Decked south facing balcony.

### Front Of Property & Parking

Concrete pathway leading to communal entrance, on street parking.

### Communal Gardens

Stoned communal garden, private storage shed.

### Tenure

Share Of Freehold

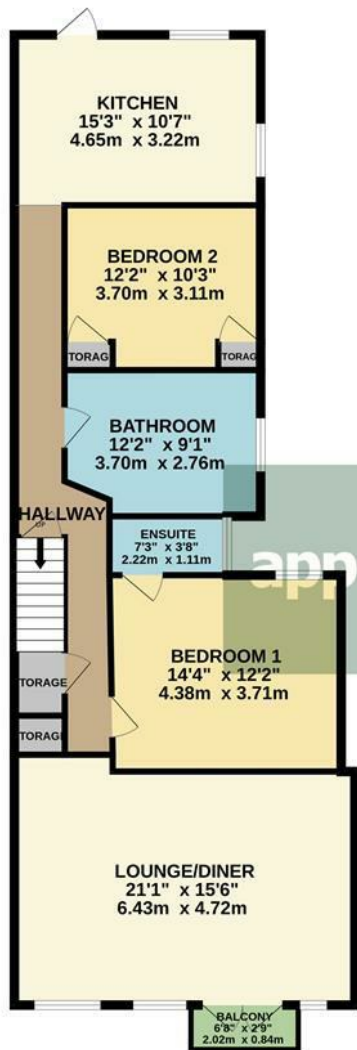
No Ground Rent

£1,800 Service Charge Per Annum.





TOP FLOOR  
1054 sq.ft. (97.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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 6/2024



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	57	60

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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