



# FOR SALE

## The Shore, The Leas, Chalkwell SS0 8FF

Guide Price £950,000 Share of Freehold Council Tax Band - G

- \*GUIDE PRICE £950,000 - £1,050,000\*
- Lower Ground Three Bedroom Apartment
- Three Double Bedroom
- Four Piece Bathroom Suite
- Two En-Suites
- Secure Underground Parking
- Concierge Service/Residents Gymnasium
- Fitted Kitchen With Integrated 'SIEMENS' Appliances
- Rear Private Terrace
- Stones Throw From Westcliff Station

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

**appointmoor**

## Description

Welcome to this stunning three-bedroom apartment situated along The Leas, located in the heart of Chalkwell. On the lower ground floor, this modern property offers luxury seafront living at its finest.

As you step inside, you are greeted by a spacious entrance hall, a large lounge/dining area with an open plan kitchen perfect for entertaining guests or relaxing with your family. The apartment boasts three double bedrooms, providing ample space for a growing family or those in need of a home office.

With two beautifully designed en-suites and a four piece family bathroom, convenience and comfort are at the forefront of this property. The front terrace offers

breath-taking sea views, creating a serene and peaceful atmosphere to unwind after a long day and also having the added benefit of a rear terrace off your master bedroom where you can enjoy the evening sun before bed.

Conveniently located just a stone's throw away from Westcliff-On-Sea station, commuting is a breeze for those working in the city or exploring the nearby areas. Additionally, the underground parking space for one vehicle ensures that you never have to worry about finding a spot after a long day out.

Don't miss out on the opportunity to make this exquisite apartment your new home. Contact us today to arrange a viewing and experience coastal living at its best.





## Additional Information

Mains controlled smoke detectors to all apartments  
Brushed stainless steel and white switches and sockets  
Ground floor reception area with lounge seating and WI-FI  
Concierge service  
Secure underground parking with one allocated space  
Opale colour video intercom  
Personal key fob entry system  
24 hour CCTV monitoring communal halls, gardens and car parks  
Multi-room Broadband and TV points to all apartments  
Communal Gymnasium  
Balcony/Terrace area to all apartments  
Lift access to all residential floors

## Entrance Hallway

20'6 x 5'2 x 12'3 x 5'4 (6.25m x 1.57m x 3.73m x 1.63m)  
Wooden door to entrance, solid wooden flooring with underfloor heating, video phone entry system, storage cupboard, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## Hallway Cupboard

Large cylinder tank, under floor hearing plumbing.

## Lounge area

28'04 x 14'06 (8.64m x 4.42m)  
Solid wooden flooring with underfloor heating, double glazed sliding doors to open frontage, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## Dining area

14'04 x 12'00 (4.37m x 3.66m)  
Solid wooden flooring with underfloor heating, double glazed sliding doors to front aspect, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## Kitchen

13'10 x 12'00 (4.22m x 3.66m)  
Tiled flooring with underfloor heating, base & wall units, granite work surfaces incorporating sink & drainer, 4 point induction hob with extractor over, integrated 'SIEMENS' oven, integrated 'SIEMENS' microwave, integrated 'SIEMENS' coffee machine, integrated fridge/freezer, integrated washing machine, integrated dishwasher, granite splashback, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## Bathroom

10'03 x 7'04 (3.12m x 2.24m)  
Tiled flooring with underfloor heating, heated towel rail, tiled walls, shower cubicle, bath with shower system installed, hand basin with under storage, wall hung W/C, extractor, integrated ceiling speakers, spotlight lighting.

## Bedroom 1

24'09 x 13'00 (7.54m x 3.96m)  
Carpet with underfloor heating, double glazed window to side aspect, double glazed door to rear garden, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## En-Suite

6'02 x 5'07 (1.88m x 1.70m)  
Marble tiled flooring with underfloor heating, heated

towel rail, marble tiled walls, shower cubicle, wall hung W/C, extractor, integrated ceiling speakers, spotlight lighting.

## Walk In Wardrobe

10'02 x 6'01 (3.10m x 1.85m)  
Carpet with underfloor heating, coving to ceiling, spotlight lighting.

## Bedroom 2

14'05 x 13'00 (4.39m x 3.96m)  
Carpet flooring with underfloor heating, double glazed window to side aspect, integrated ceiling speakers, spotlight lighting.

## En-Suite

8'11 x 2'10 (2.72m x 0.86m)  
Tiled flooring with underfloor heating, heated towel rail, tiled walls, shower cubicle, wall hung W/C, hand basin with storage under, extractor, spotlight lighting.

## Bedroom 3

12'04 x 8'00 (3.76m x 2.44m)  
Carpet with underfloor heating, double glazed window to side aspect, spotlight lighting.

## Services

Independent private drainage system to each property  
Mains electricity and water

## Front Garden

Gated and secure block paved south facing patio area perfect for entertaining the family.

## Rear Garden

Block paved rear garden space.

## Parking

Allocated underground parking for one vehicle.





## LOWER GROUND FLOOR

194 sq m 2088 sq ft

### FLOOR KEY

Tenth Floor	(20)
Ninth Floor	(19)
Eighth Floor	(18)
Seventh Floor	(17)
Sixth Floor	(16)
Fifth Floor	(15)
Fourth Floor	(14)
Third Floor	(13)
Second Floor	(12)
First Floor	(11)
Ground Floor	(10)
Lower Ground Floor	(9)



### FLOOR AREA BREAKDOWN

Internal Floor Area  
1625 sq ft

External Floor Area  
463 sq ft

### ROOM DIMENSIONS

Living = 8.7 x 8.5m  
Master Bedroom = 7.8 x 7.0m  
Bedroom 2 = 4.0 x 4.5m  
Bedroom 3 = 3.8 x 2.5m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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**

# appointmoor

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